

G. REPORTS OF COMMITTEES

G.1 Committee of the Whole

G.1.a Report from the April 19, 2018 COTW Meeting

515 Chatham Street - Development Permit with Variances **Application No. 00034 (Downtown)**

An application to allow for construction of a five-storey, mixed-use building containing ground-floor commercial uses and residential units above.

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Development Permit with Variance Application No. 00034 for 515 Chatham Street, in accordance with:

1. Plans date stamped March 13, 2018
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variance:
 - i. increase the height from 15m to 16.43m to the top of roof, and 17.73m to the top of the parapet.
3. That Council authorizes the Mayor and City Clerk to execute encroachment agreements, to be executed at time of the building permit approval, in a form satisfactory to the City Solicitor and the Director of Engineering and Public Works for:
 - a. building encroachment(s) adjacent to Chatham Street and Store Street
 - b. anchor-pinning in the City Right-Of-Way.
4. Preparation and execution by the applicant of a Housing Agreement to ensure that a future strata corporation could not pass bylaws that would prohibit or restrict the rental of units to non-owners to the satisfaction of City Staff.
5. Final plans to be in accordance with the plans date stamped March 13, 2018 to the satisfaction of City staff.
6. The Development Permit lapsing two years from the date of this resolution."

CARRIED UNANIMOUSLY

F. LAND USE MATTERS

F.4 515 Chatham Street - Development Permit with Variances Application No. 00034 (Downtown)

Committee received a report dated April 5, 2018, from the Director of Sustainable Planning and Community Development regarding an application to construct a five-storey, mixed-use building containing ground-floor commercial uses with residential units above.

Moved By Councillor Thornton-Joe

Seconded By Councillor Coleman

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Development Permit with Variance Application No. 00034 for 515 Chatham Street, in accordance with:

1. Plans date stamped March 13, 2018
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variance:
 - i. increase the height from 15m to 16.43m to the top of roof, and 17.73m to the top of the parapet.
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 - a. building encroachment(s) adjacent to Chatham Street and Store Street
 - b. anchor-pinning in the City Right-Of-Way.
4. Preparation and execution by the applicant of a Housing Agreement to ensure that a future strata corporation could not pass bylaws that would prohibit or restrict the rental of units to non-owners to the satisfaction of City Staff.
5. Final plans to be in accordance with the plans date stamped March 13, 2018 to the satisfaction of City staff.
6. The Development Permit lapsing two years from the date of this resolution."

Committee discussed:

- *The future of the other lots and the loss of amenity since the previous proposal.*

CARRIED UNANIMOUSLY

Committee of the Whole Minutes – April 19, 2018

Pursuant to Section 491 of the *Local Government Act*, where the purpose of the designation is the revitalization of an area in which a commercial use is permitted, a Development Permit may include requirements respecting the character of the development including landscaping, the siting, form, and exterior design and finish of buildings and other structures.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Permit with Variance Application for the property located at 515 Chatham Street. The proposal is to construct a five-storey, mixed-use building containing ground-floor commercial uses with residential units above. The proposal requests an increase to the permitted building height from 15m to 16.43m (top of the roof), and 17.73m (top of the parapet). Council considered this Application on November 23, 2017, and in response to Council's motion "that the application be referred to staff to work with the applicant for consideration of design refinements, particularly on Chatham Street that respond to the character of Old Town", the proposal has been revised in the following ways:

- the number of lots being proposed for development has reduced from five to three, thereby reducing the scale and extent of the building along Chatham Street
- the variances related to locating residential units on the ground floor and allowing two buildings on one lot have been eliminated
- the height variance has been reduced
- balconies and bay features have been added
- the differentiation between buildings has been increased.

The following points were considered in assessing this Application:

- the proposal is generally consistent with the *Downtown Core Area Plan* (DCAP)
- the proposal is generally consistent with the *Old Town Design Guidelines* (2006)
- the proposal is consistent with the *Official Community Plan*, (2012) policies which support and encourage the provision of mixed-use buildings
- the proposed increase in building height is considered to be appropriate in order to balance the objectives of the Design Guidelines which encourage commercial ground-floor units with corresponding ceiling heights, and buildings up to five storeys in height. Additionally, the requested height variance does not impact adjacent properties, or the public realm beyond what would occur without a height variance.

BACKGROUND

The proposal is for a five-storey, mixed-use building containing ground-floor commercial uses and residential units above. Although technically counted as one building (joined by the parking structure), the proposal has been designed to appear as two separate buildings. The proposal includes the following major design components:

- commercial units along Chatham Street and Store street
- two levels of parking provided at-grade and underground
- secure bicycle parking on the main floor, accessed via the residential lobby and parkade
- publicly accessible bicycle parking for 12 bicycles, located on Chatham and Store Streets
- podium rooftop amenity space for residents.

Exterior building materials include:

- metal panels in three shades and rust tones as a primary treatment, using a darker mix on the Chatham Street building and a lighter mix on the Store Street building

- standing seam weathering steel cladding on the Store Street building
- weathering steel panels on the Chatham Street building
- punched windows with glass and metal guardrails on the balconies of residential units
- storefront glazing with black aluminium mullions for the ground-floor retail units
- painted steel and glass canopies at the ground level.

Landscaping elements include:

- four new municipal street trees along Chatham Street
- a central courtyard with residential-oriented pedestrian access on the podium's rooftop
- a mixture of unit pavers in grey and rust tones, and sandblasted concrete for the courtyard paving
- furniture and lighting elements in weathering steel.

Sustainability Features

As noted in the applicant's letter, storm water management practices are to be incorporated into the landscape design. No further green building features have been identified.

Active Transportation Impacts

The Application proposes 102 at-grade Class 1 bicycle parking stalls for residents, and 12 Class 2 bicycle parking stalls for visitors, which supports active transportation.

Public Realm Improvements

No public realm improvements are proposed in association with this Development Permit with Variance Application.

Accessibility Impact Statement

The British Columbia Building Code regulates accessibility as it pertains to buildings.

Existing Site Development and Development Potential

The site has a floor area of 2,028m² and is presently occupied by a surface parking lot. The current CA-3 Zone, Central Area General Commercial District, permits a variety of uses including offices, retail, restaurants and residential at a density of 3:1 Floor Space Ratio (FSR). The maximum height permitted under the current zone is 15m.

Data Table

The following data table compares the proposal with the CA-3C Zone and the previous proposal. An asterisk is used to identify where the proposal is less stringent than the existing zone.

Zoning Criteria	Current Proposal	Previous Proposal	Zone Standard CA-3C Zone
Site area (m ²) – minimum	2,028.70	3,381.10	N/A
Density (Floor Space Ratio) – maximum	2.98	2.79:1	3.0:1

Zoning Criteria	Current Proposal	Previous Proposal	Zone Standard CA-3C Zone
Height (m) – maximum	16.43* (roof) 17.73* (top of parapet)	16.39* (top of roof) 19.49* (top of stair access)	15.00
Storeys – maximum	5	6 (including 1 storey roof access)	N/A
Setbacks (m) – minimum			
Front (Chatham Street)	nil	0.22 (wall) 0.00 (balcony)	N/A
Rear (South)	nil	7.27	N/A
Side (East)	nil	nil	N/A
Side (West) (Store)	nil	nil	N/A
Parking – minimum	90	170	N/A
Bicycle parking – minimum			
Class 1 (secure stalls)	102	167	89
Class 2 (visitor stalls)	12	18	7

Relevant History

As noted previously, this revised Application is in response to Council's direction at its meeting of November 23, 2017, where the following motion was passed:

"That the application be referred to staff to work with the applicant for consideration of design refinements particularly on Chatham Street that respond to the character of Old Town."

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC), Procedures for Processing Rezoning and Variances Applications*, on February 6, 2018, the revised Application was referred for a 30-day comment period to the Downtown Residents Association CALUC. An email from the Downtown Residents Association, dated February 21, 2018, and staff reply are attached to this report.

This Application proposes variances; therefore, in accordance with the City's *Land Use Procedures Bylaw*, it requires notice, sign posting and a meeting of Council to consider the variance.

ANALYSIS

Consistency with Policy and Design Guidelines

The *Official Community Plan, 2012* (OCP) identifies this property in Development Permit Area 1 (HC): Core Historic. The objectives of this designation are to conserve and enhance the heritage value of Downtown and encourage revitalization of the area with high-quality architecture, landscape, and urban design through sensitive infill and innovative interventions. Design guidelines that apply to Development Permit Area 1 are the *Downtown Core Area Plan, 2012* (DCAP), *Old Town Design Guidelines: New Buildings and Additions to Non-Heritage Buildings* (2006), *Advisory Design Guidelines for Buildings, Signs and Awnings* (2006), *Guidelines for Fences, Gates and Shutters* (2010), and *Standards and Guidelines for the Conservation of Historic Places in Canada*. The following sections will provide a discussion related to some of these key policies.

Official Community Plan

The OCP envisions buildings in the Core Historic district up to approximately five-storeys with density ranging up to approximately 3:1 floor space ratio (FSR). The proposal is in keeping with these policies.

The proposal is also consistent with the built form and place-character features envisioned for the Core Historic district through the provision of buildings set close to the sidewalk with high site coverage, continuous commercial uses at grade, wide sidewalks and tree planting. It is also in keeping with the place-based land use management envisioned for the area through improving vitality and livability within Downtown through an attractive and functional public realm, and massing and scale that is comparable with historic building forms.

Development Permit Area

The subject properties are located within Development Permit Area 1 (Heritage Conservation): Core Historic in the OCP. The objectives of this area include:

- 4 (a) *To conserve and enhance the heritage value, special character and significant historic buildings, features and characteristics of this area.*
- (b) *To revitalize an area of commercial use through infill, building additions and heritage conservation including exterior alterations and interior improvements that could alter the exterior of the building.*
- (c) *To enhance the area through infill, building additions and open spaces with a high quality of architecture, landscape and urban design that responds to its historic setting through sensitive and innovative interventions.*

The proposal is largely consistent with these objectives by helping to revitalize this area and providing a development that has the potential to provide a building with a strong street presence.

Downtown Core Area Plan

The subject properties are within the Historic Commercial District of the DCAP. The purpose of the Historic Commercial District is to ensure the sensitive integration of new infill development and public realm improvements into the historic environment. Specific objectives also include locating active commercial uses at the street level to encourage increased pedestrian activity, to

complement the public realm, and to locate residential dwellings on upper storeys. These later two objectives are achieved with this proposal. In terms of integrating infill development within the local context, the proposal achieves this objective by including two distinct, but complementary, buildings of similar scale and massing to the historic context. Furthermore, the rhythm of building articulation and material application corresponds well with that found in the area. While full scale balconies are not a common element within the Historic Commercial District, the addition of these features meet the request from Council and are applied differently between building "B" and building "A".

Standards and Guidelines for the Conservation of Historic Places in Canada

The following are relevant sections of the *Standards and Guidelines for the Conservation of Historic Places in Canada*:

Section 4.1.4 entitled Spatial Organization notes that, *"In urban heritage districts land use, buildings, streets and topography often define or influence spatial organization. The building's siting, the open spaces between them and the circulation corridors are often identified as character-defining elements in urban heritage districts."*

Section 4.1.5, Visual Relationships notes that, *"visual relationships between elements of natural or designed landscapes or heritage districts can influence the user experience. For example, a tall building in a low-rise heritage district may be perceived as out of scale."*

General Standards for Preservation, Rehabilitation and Restoration include:

11. *Conserve the heritage value and character-defining elements when creating any new additions to a historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to, and distinguishable from the historic place.*

With regard to Cultural Landscapes, the Standards and Guidelines include:

15. *Designing a new feature when required by a new use that respects the historic visual relationships in the cultural landscape. This can include matching established proportions and densities, such as maintaining the overall ratio of open space to building mass in an urban heritage district when designing an infill building.*

Again, it is the view of staff that the proposal is generally consistent with the *Standards and Guidelines*.

Heritage Advisory Panel and Advisory Design Panel Review

On February 13, 2018, the Heritage Advisory Panel (HAPI) reviewed the Application (full meeting minutes attached) and passed the following motion.

"That the Panel recommend to Council that Development Permit with Variance Application No. 00034 for 515 Chatham Street would benefit from the following revisions:

- a) *a greater degree of differentiation between building A and B*
- b) *increasing the roofline articulation, reconsidering the building's termination and the variance request for height not be approved for building A (Store Street)*
- c) *consideration of a corner entrance."*

On February 28, 2018 the Advisory Design Panel (ADP) reviewed the Application (full meeting minutes attached) and passed the following motion:

"It was moved by Paul Hammond, seconded by Jason Niles, that the Advisory Design Panel recommend to Council that Development Permit with Variance Application No. 00034 for 515 Chatham Street be approved as presented."

The following section provides further analysis of how the Application responds to key issues that were identified through the Advisory Design Panel and staff review process.

Response to Key Issues Raised through the Advisory Design Panel Review Process

Differentiation between Building A and Building B and fit within Context

The *Old Town Design Guidelines* encourage a sensitive response to the special urban character of Old Town which includes a fine-grain urban fabric comprised of small-scale and small-lot characteristics. In Chinatown specifically, this includes buildings with varied heights ranging from three to five-storeys. The Guidelines also state that new proposals should add to the character of Old Town and stand shoulder-to-shoulder with the historic buildings and the streetscape.

There are several designated and registered heritage properties in the immediate vicinity of the proposed development. These properties include 1802 Government Street on the southeast corner of Government and Chatham Streets, the nationally designated sites of 532 and 533 Herald Street, the registered properties at 542 Herald Street, 1830 Store Street (Capital Iron), and 1824 Store Street. This serves to highlight the importance of responding to the heritage context in a sensitive manner.

The DCAP identifies the subject properties in the Historic Commercial District, which are characterized by a "saw-tooth" streetscape that generally rises and falls in height between one and five-storeys with articulated brick and stone façades, buildings situated up to the public sidewalk, and continuous street-level storefronts. The Guidelines require the retention of the Historic Commercial District's current compact, diverse, low-scale and small-lot character.

The reduction in the scope of the project has largely addressed previous concerns related to the importance of maintaining the fine-grained character of this part of the City. Buildings "C, D, and E" have been removed from the proposal, significantly reducing the overall perceived length of a singular building along Chatham Street. Building "B" along Chatham is approximately 30m in length, equal to some of the heritage properties identified above. Further articulation of building "B" is reflected in the vertical segmentation of the building into five, six-metre segments reflecting the rhythm of heritage character buildings.

In response to comments concerning the differentiation between buildings, the proposal includes two distinct, but related buildings. Building "B" reads as a more literal interpretation of traditional building massing and rhythm but utilizes contemporary materials. Building "A" along Store Street presents as a more simplified and contemporary building while maintaining the massing and scale of the Historic Commercial District. Similar materials to building "B" are used on building "A"; however, these are distributed significantly different to building "B" and the predominant material on each building is unique. Building "A" is mostly clad in a light toned metal panel, while building "B" is defined by a formal alternating pattern of flat weathering steel and dark metal panel. Building "A" is further differentiated with a distinctive corner element that signifies the main commercial entrance which is clad in standing seam weathering steel.

Further differentiation occurs at the building's rooftop terminations. Building "B" proposes a contemporary interpretation of a traditional cornice element using weathering steel. Building "A" presents as a smaller scaled building with a contemporary flat roof, without a parapet or distinctive cornice element. This helps to differentiate the building, reduce the apparent scale and height, and is reflective of the more historic simple building forms found in the area, similar to the Powerhouse building at the end of Store Street.

Height Variance

The applicant is requesting that the permitted height of the building be increased from 15m to 17.73m. Of this increase, 1.3m can be attributed to the height of the parapet. The applicant has indicated in their letter to Council that this height request is due to the ceiling height requirement for the commercial tenants on the ground floor.

The recommendation of the HAPI to Council was to not grant the height variance for building "A" (building at the corner of Chatham and Store Streets), as a way to help ensure greater differentiation between the two buildings and to help achieve the "saw-tooth" streetscape that generally rises and falls in height from building to building. In response to this, the cornice detail and parapet has been removed from building "A" to better differentiate the two buildings and to reduce the apparent height.

Overall, the buildings are not out of scale with the surrounding context, noting that the building at 537 Chatham is six-storeys; 532 Herald is of similar height but with four-storeys; and 536 Chatham Street is four-storeys with additional ceiling height at the top floor and elevated above grade. These buildings, along with the shorter one and two-storey buildings found in the neighbourhood, help to add to the distinct "saw-toothed" feel of buildings in this area.

Staff note that the requested height increase is supportable in order to balance the objectives of the Design Guidelines which encourage commercial ground-floor uses with corresponding ceiling heights, and buildings up to five-storeys. Additionally, the requested height variance does not impact adjacent properties or the public realm beyond what would occur without a height variance, and does not detract from the existing "saw-tooth" character of the Historic Commercial District.

Tree Preservation Bylaw and Urban Forest Master Plan

There are no Tree Preservation Bylaw impacts with this Application.

Encroachment Agreements

A number of street-level canopies are also proposed along Chatham and Store Streets, which project above the City Right-of-Way. These are encouraged in the Guidelines to provide pedestrian weather protection and welcoming streetscapes. Additionally, under-pinning may be required during the construction phase. In order to facilitate these canopies and potential under-pinning, the applicant is required to enter into an Encroachment Agreement with the City. Appropriate wording is included in the recommendation for Council's consideration.

CONCLUSIONS

The Application would allow for a mixed-used development on a vacant site within Old Town. The proposal is in keeping with the immediate context in terms of scale, massing and street relationship and is consistent with the Design Guidelines for the area. Significant changes have been made to this Application from the one presented to Council in November, 2017, namely the reduction in the overall scope of the project. Additionally, changes have been incorporated in response to the Heritage Advisory Panel and Staff recommendations. On this basis, Staff recommend Council consider supporting the Development Permit with Variance Application.

ALTERNATE MOTION

That Council decline Development Permit with Variance Application No. 00034 for the property located at 515 Chatham Street.

Respectfully submitted,



Miko Betanzo
Senior Planner - Urban Design
Development Services

JH.



Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager

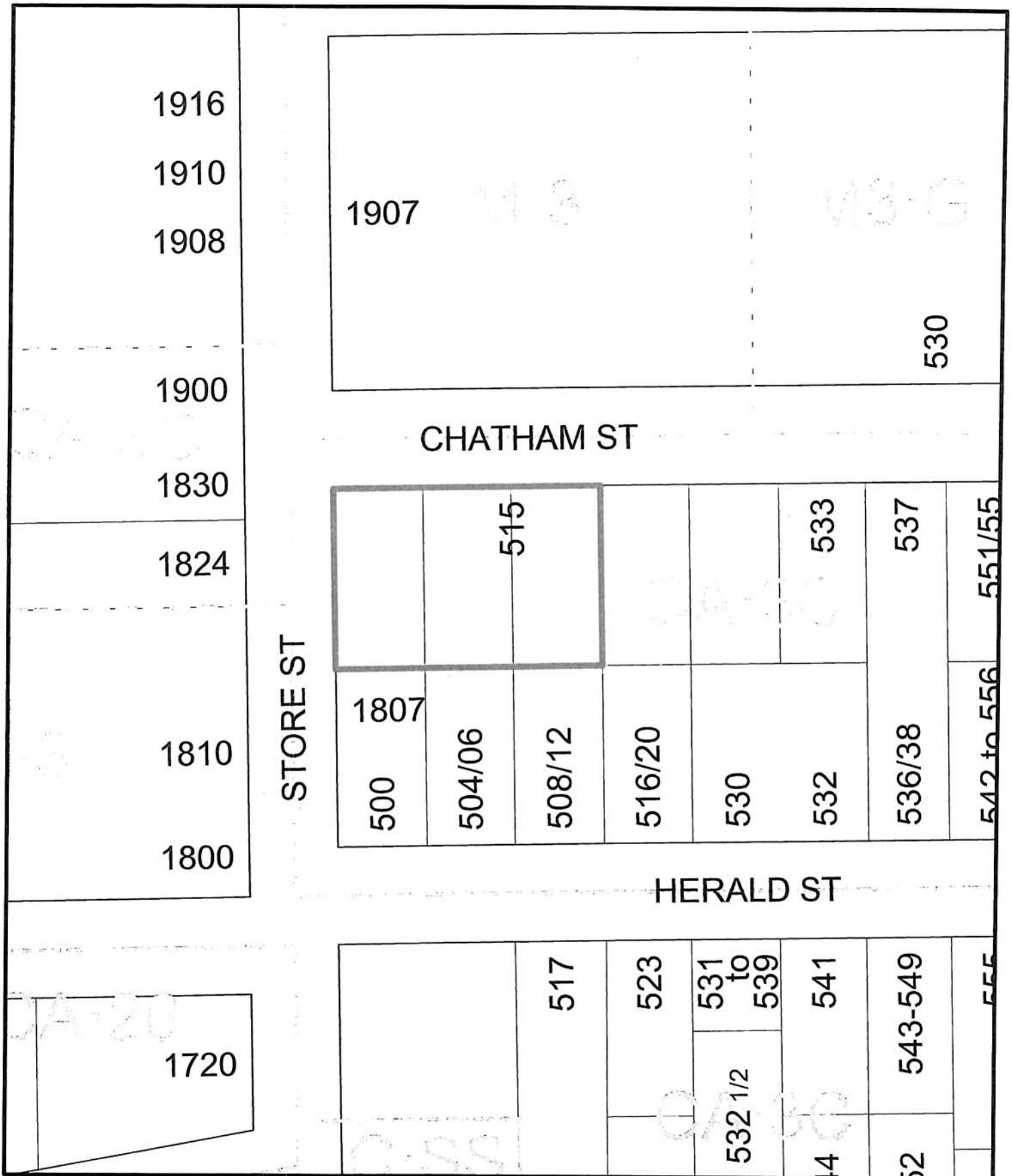


Date:

April 12, 2018

List of Attachments:

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans dated/date stamped March 13, 2018
- Attachment D: Letters from applicant to Mayor and Council dated January 29, 2018; and November 29, 2017
- Attachment E: Downtown Residents Association Email and Staff Reply, dated February 21, 2018
- Attachment F: Heritage Advisory Panel Minutes from February 13, 2018
- Attachment G: Advisory Design Panel Minutes from February 28, 2018



515 Chatham Street
Development Permit With Variance #00034





MAR 13 2018

Planning & Development Department
Development Services Division

Christine Untch
Architects[illegible]

Get Jordan's passport	March 2
Get Jordan's passport	May 1
Get Jordan's passport	explicit case
Get Jordan's passport	country 29
Get Jordan's passport	March 12

Revision		
No.	Description	Date

Consultant

IRONWORKS
OLD TOWN VICTORIA
515 Chatham Street
Victoria, BC

Proposed Site Plan & Project Information

Project Number	CLA 16
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Date	March 12, 20
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Drawn by _____

A0.00

Scale	As indicated
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C1	Site Servicing Plan
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Project Information Table		
	CA-1C	CA-1C
Length (m)	2.0382 m	2.0382 m
Width (m)	1.0191 m	1.0191 m
Area (m ²)	2.0812 m ²	2.0812 m ²
Volume (m ³)	2.0812 m ³	2.0812 m ³
Weight (kg)	2.0812 kg	2.0812 kg
Mass (kg)	2.0812 kg	2.0812 kg
Force (N)	2.0812 N	2.0812 N
Pressure (Pa)	2.0812 Pa	2.0812 Pa
Energy (J)	2.0812 J	2.0812 J
Power (W)	2.0812 W	2.0812 W
Temperature (°C)	2.0812 °C	2.0812 °C
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Pressure (Pa)	2.0812 Pa	2.0812 Pa
Energy (J)	2.0812 J	2.0812 J
Power (

*Note: In the case of multiple levels of analysis, the first level is the most important.

CHATHAM STREET

AVERAGE GRADE CALCULATION

AVERAGE OF ELEVATIONS OF HIGHEST AND LOWEST POINTS ALONG STREET BOUNDARY
 $= 8.580 \text{ m} + 8.600 \text{ m} / 2 = 8.590 \text{ m}$

*SEE SHEET A3.01

HERALD STREET

CONTACTS

OWNER
LE FEVRE & COMPANY
53-111 FALD STREET
VICTORIA, BC V8W 1S5
250-255-4242

CONTACT: 314.441.4672

STRUCTURAL
UNIT 1 - 864 QUEEN'S AVENUE
VICTORIA, BC
250-384-1969

Abstract. **UNIVERSITY OF**

STRUCTURAL
READ JONES
200 TYEE ROAD
VICTORIA, BC V8A 6X5
Laurie Scott 794

CONTACT: LEON FLETT

CARWILL CONSTRUCTION LTD.
559 Kelvick Road
VICTORIA, BC V8Z 1C4
250-475-1300

CONTACT: info@the-fairy.com

BUILDING ENVELOPE
READ JONES CHRISTOPHERSON
 200 TYEE ROAD
 VICTORIA, B.C. V8A 6X5
 250-386-7794

CONTACT: TERRY BERGEN

LANDSCAPE
LAOR
28 - 495 CURRIE BLVD
VICTORIA, BC V8Z 1B3
250-568-0105

UNCLASSIFIED//FOR OFFICIAL USE ONLY

INTERIOR
 KITCHEN: V. ALABAMA
 7174 WEST SAVANNAH ROAD
 BRANFLORENCE BAY, W. VAH 170
 250-632-4768

CONTACT KIMBERLY WILLIAMS

GEOTECHNICAL
RYZEX GEOTECHNICAL LTD./RILEY LTD.
28 CREASE AVENUE
VICTORIA, BC V8Z 1S3
250-475-3131

CONTACT: SCOTT CURRIE

Civil
RE ANDERSON & ASSOCIATES
 4212 GLADFORD AVE
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 250-727-2214

CONTACT: ROSS TUCKER

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CONTACT: GANNIK CARRIER

Received
City of Victoria

MAR 13 2018

Planning & Development Department
Development Services Division

Christine Linett
Architect

Scale 1:850
Date: May 1, 2018
Project: 250 184 1960
Sheet: 1 of 1

Site Context Elevations
May 1, 2018
March 12, 2018

Revision
No. Description Date

Consultant

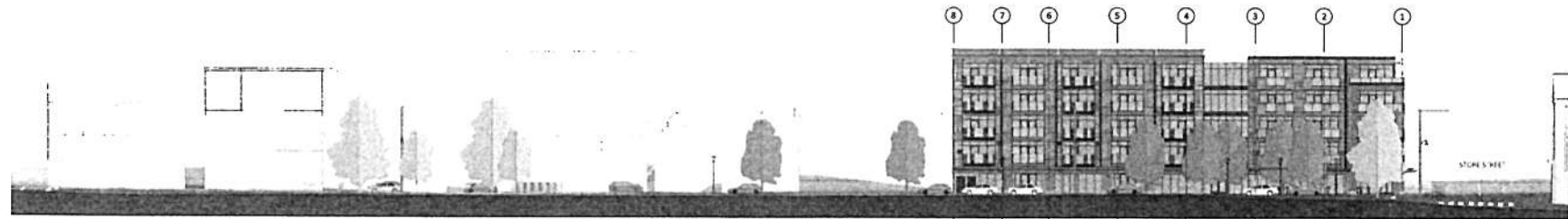
IRONWORK
OLD TOWN VICTORIA
515 Chatham Street
Victoria, BC

Site Context Elevations

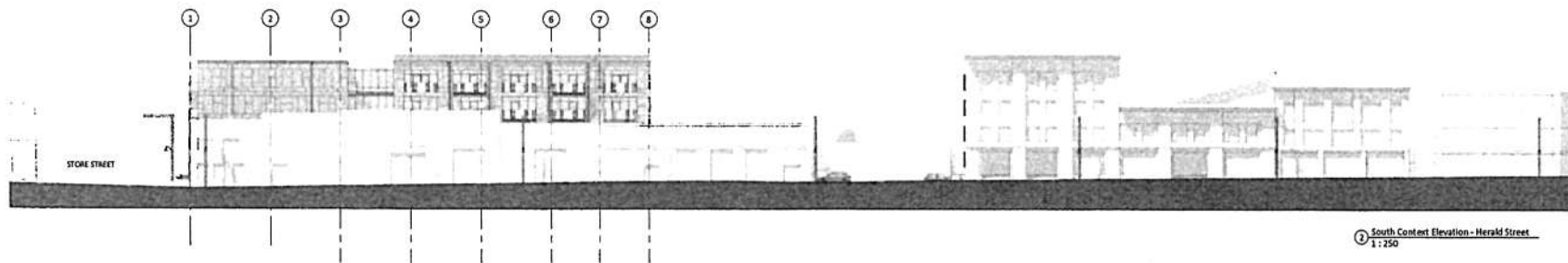
Project Number: CIA 16
Date: March 12, 2018
Drawn by: JH
Checked by:

A1.02

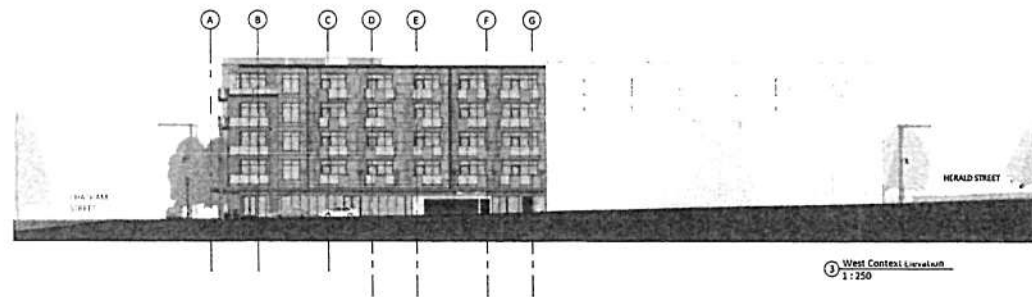
Scale 1:250



① North Context Elevation - Chatham Street
1:250



② South Context Elevation - Herald Street
1:250



③ West Context Elevation
1:250

Downloaded from <http://ajph.org/> at University of California, San Diego on June 11, 2015

Received
City of Victoria

MAR 13 2018

Planning & Development Department
Development Services Division

Building Code Analysis - Overview - Parade Building

NO.	DESCRIPTION	CODE	REMARKS
1	General Building Code	BCA 1.1.1	
2	General Building Code	BCA 1.1.1	
3	General Building Code	BCA 1.1.1	
4	General Building Code	BCA 1.1.1	
5	General Building Code	BCA 1.1.1	
6	General Building Code	BCA 1.1.1	
7	General Building Code	BCA 1.1.1	
8	General Building Code	BCA 1.1.1	
9	General Building Code	BCA 1.1.1	
10	General Building Code	BCA 1.1.1	
11	General Building Code	BCA 1.1.1	
12	General Building Code	BCA 1.1.1	
13	General Building Code	BCA 1.1.1	
14	General Building Code	BCA 1.1.1	
15	General Building Code	BCA 1.1.1	
16	General Building Code	BCA 1.1.1	
17	General Building Code	BCA 1.1.1	
18	General Building Code	BCA 1.1.1	
19	General Building Code	BCA 1.1.1	
20	General Building Code	BCA 1.1.1	
21	General Building Code	BCA 1.1.1	
22	General Building Code	BCA 1.1.1	
23	General Building Code	BCA 1.1.1	
24	General Building Code	BCA 1.1.1	
25	General Building Code	BCA 1.1.1	
26	General Building Code	BCA 1.1.1	
27	General Building Code	BCA 1.1.1	

Building Code Analysis - Overview - Mixed Use Building

NO.	DESCRIPTION	CODE	REMARKS
1	General Building Code	BCA 1.1.1	
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3	General Building Code	BCA 1.1.1	
4	General Building Code	BCA 1.1.1	
5	General Building Code	BCA 1.1.1	
6	General Building Code	BCA 1.1.1	
7	General Building Code	BCA 1.1.1	
8	General Building Code	BCA 1.1.1	
9	General Building Code	BCA 1.1.1	
10	General Building Code	BCA 1.1.1	
11	General Building Code	BCA 1.1.1	
12	General Building Code	BCA 1.1.1	
13	General Building Code	BCA 1.1.1	
14	General Building Code	BCA 1.1.1	
15	General Building Code	BCA 1.1.1	
16	General Building Code	BCA 1.1.1	
17	General Building Code	BCA 1.1.1	
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21	General Building Code	BCA 1.1.1	
22	General Building Code	BCA 1.1.1	
23	General Building Code	BCA 1.1.1	
24	General Building Code	BCA 1.1.1	
25	General Building Code	BCA 1.1.1	
26	General Building Code	BCA 1.1.1	
27	General Building Code	BCA 1.1.1	

Christine Linn
Architect

Suite 1-854, 1000 West 10th Ave
V6H 2G6
Tel: 250-383-1000
Fax: 250-383-1001

Rev. Description Date
Rev. 1.0 Initial Design May 1, 2017
Rev. 1.1 Update Design May 1, 2017
Rev. 1.2 Update Design May 1, 2017
Rev. 1.3 Update Design May 1, 2017

Revision
No. Description Date

Consultant

IRONWORKS
OLD TOWN VICTORIA
515 Chatham Street
Victoria, BC

Building Code Analysis

Project Number: CLA 16
Date: March 12, 2018
Drawn By: JM
Checked By: JM

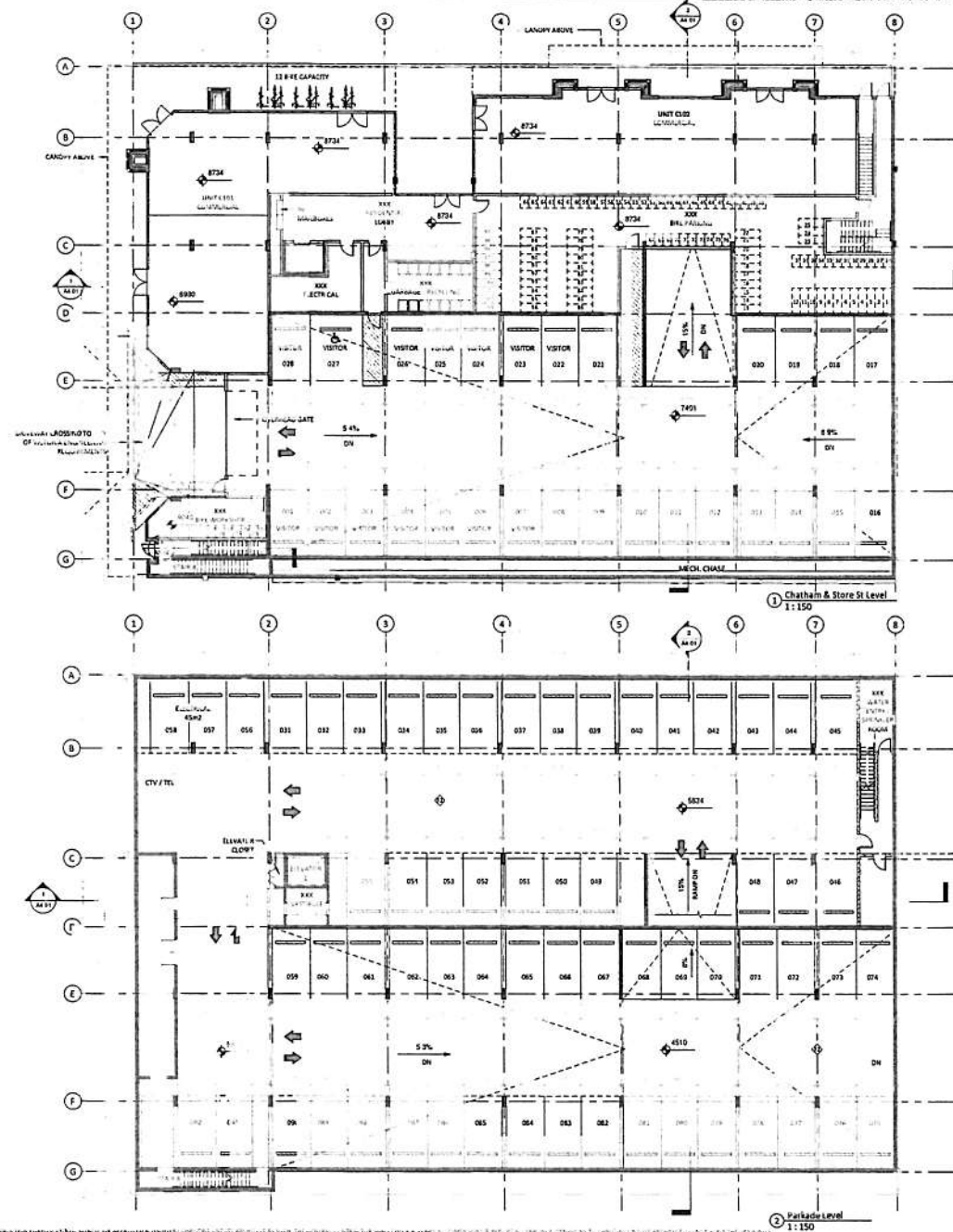
A1.04

Scale: 1"

Received
City of Victoria

MAR 13 2018

Planning & Development Department
Development Services Division



Christine Unitt
Architect

Site 1: 254 West 10th Avenue, CTV
2075
Telephone: 250 381 1929
Website: christineunitt.ca

By	Date
Christine Unitt	March 2, 2018
Christine Unitt	May 1, 2018
Christine Unitt	September 1, 2018
Christine Unitt	January 1, 2019
Christine Unitt	March 12, 2018

Revision	No.	Description	Date
1			

Consultant

IRONWORKS
OLD FORD VICTORIA
515 Chatham Street
Victoria, BC

Parkade, Chatham St Level
Plans

Project No.	CIA 16-
Date	March 12, 2018
Drawn by	JM
Checked by	

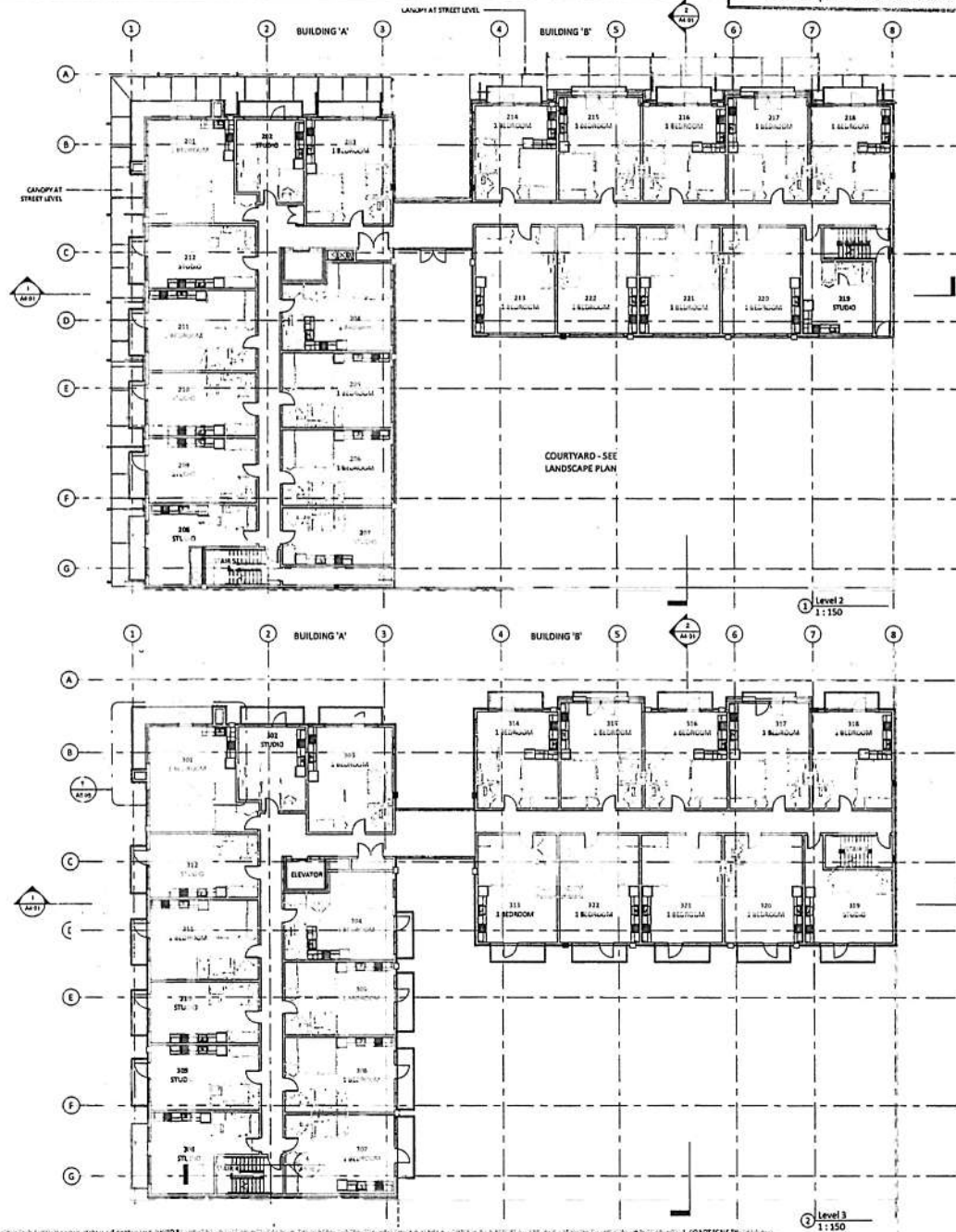
A2.01

Scale 1:150

Received
City of Victoria

MAR 13 2018

Planning & Development Department
Development Services Division



Christine Unkoff
Architect

Sheet 1 of 4
Project No. 2509
March 2, 2018

Dr. Christine Unkoff
Project Manager
March 2, 2018

Revision
No. Description Date

Consultant

IRONWORK!
OLD FIRM VICTORIA
515 Chatham Street
Victoria, BC

Courtyard, Level 3 & 4
Plans

Project No. 2509
Date: March 12, 2018
Auth: [Signature]
Check: [Signature]

A2.02

Scale 1:1

Received
City of Victoria

MAR 13 2018

Planning & Development Department
Development Services Division

Christine Underhill
Architects

Unit 1-664 Queen's Avenue East, Victoria BC V8P 2G5
Phone: 250-383-1888 Fax: 250-383-1889
www.christineunderhill.ca

Dr. Christine Underhill March 2, 2018
Michael Underhill May 2, 2018
Michael Underhill September 3, 2018
Michael Underhill November 2, 2018
Michael Underhill December 12, 2018

Revision
No. Description Date
1

Consultant

IRONWORKS
OLD TOWN VICTORIA

515 Chatham Street
Victoria, BC

Level 5 & Roof Plans

Project Number: CLA 18-01

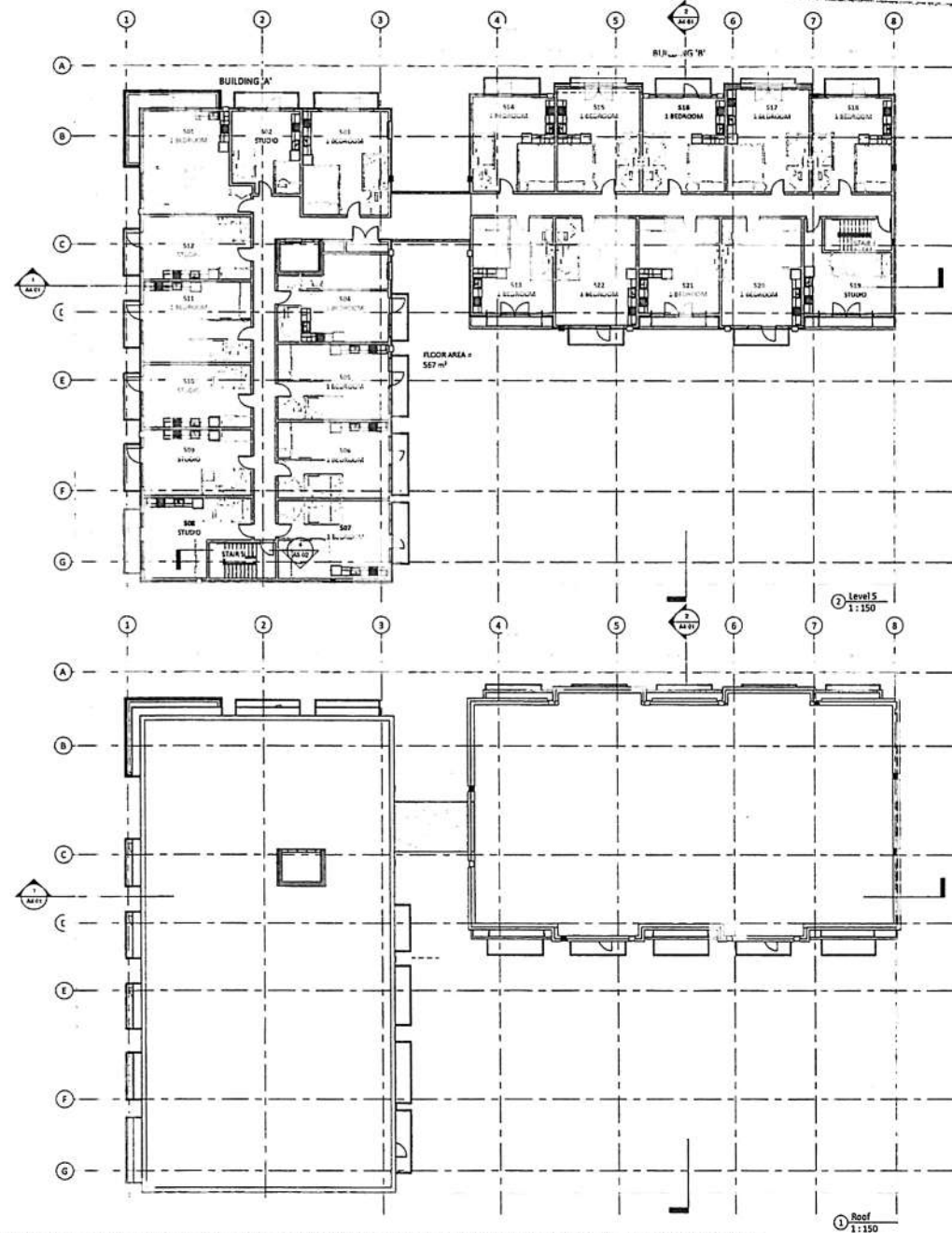
Date: March 12, 2018

Drawn by: JIM

Checked by: J

A2.03

Scale: 1:150



MAR 13 2018

Christine Thott
Architects

SUITE 1 • 800 WASHINGTON STREET, SUITE 100, ECAR
TEL: 410-384-1960

1st Quarter Report	March 2, 20
2nd Quarter Report	May 1, 20
3rd Quarter Report	July 1, 20
4th Quarter Report	January 1, 20
Annual Report	March 12, 20

Revision		
No.	Description	Date

Consultant

OLD TOWN VICTORIA

515 Chatham Street
Victoria, BC

Overall Elevations

Project Number: CLA 16-1

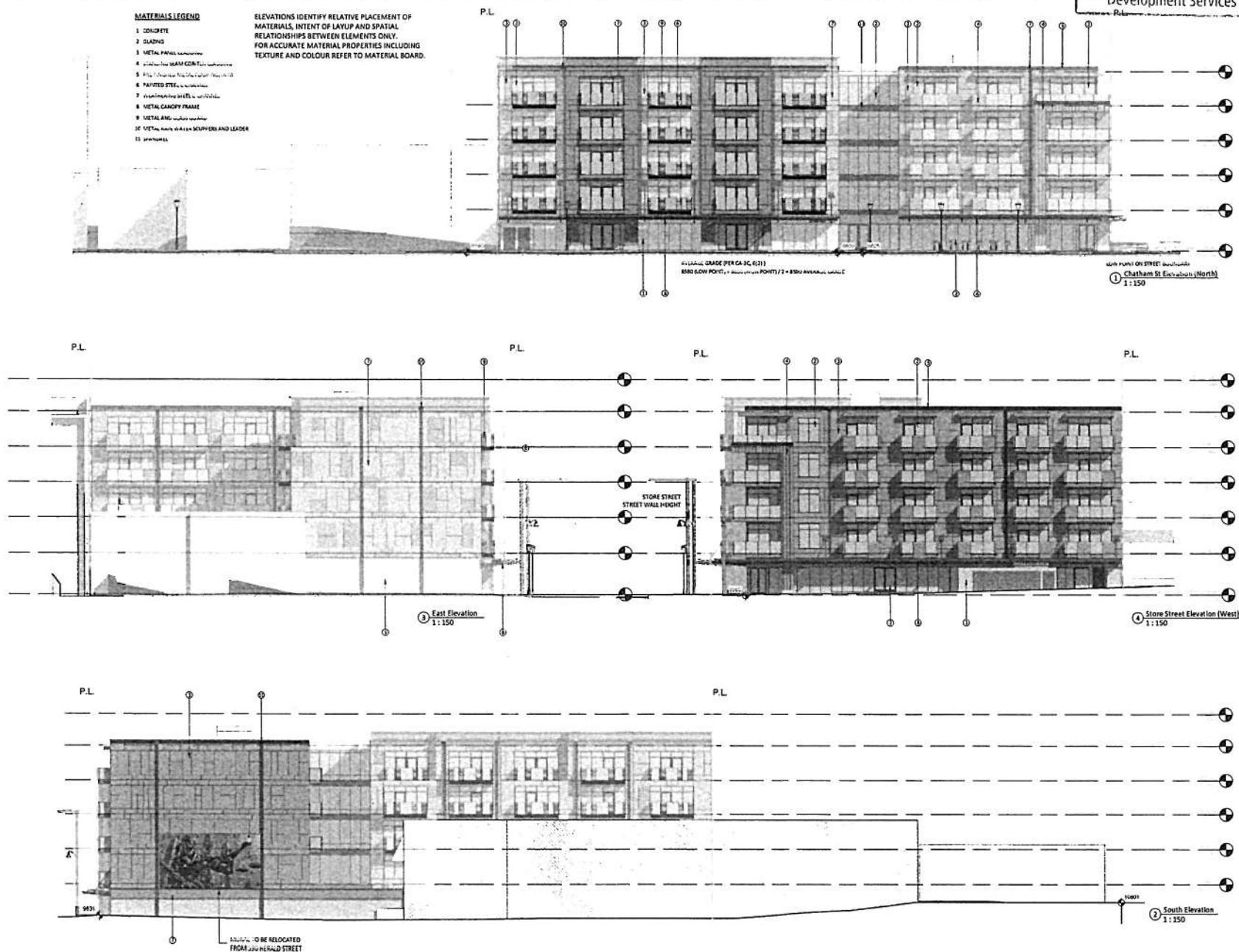
Date	March 12, 201
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Continued on next page

A3.01

Scale 1 : 15



Received
City of Victoria

MAR 13 2018

Planning & Development Department
Development Services Division

Christine Tinkler
Architect

Site: 1-881 Guelph Street, Victoria, BC V8T 1G5
Project No.: 150-384-1509
Working drawings only

DP Description	Revision
Final Design	March 1, 2018
Final Design	May 1, 2018
Final Design	September 1, 2018
Final Design	January 1, 2019
Final Design	March 1, 2019

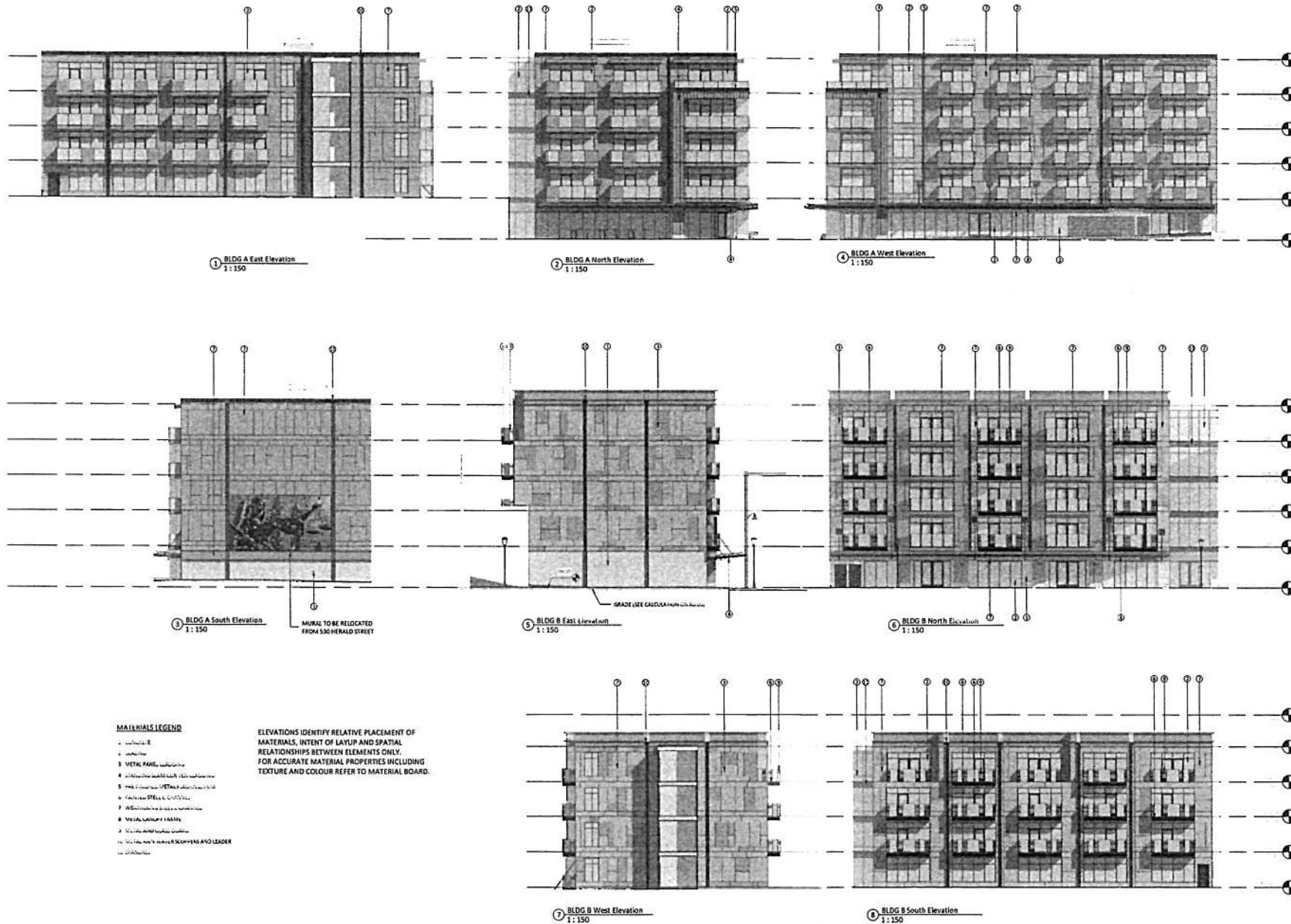
Revision	Description	Date
1		

Consultant

IRONWORKS
OLD TOWN VICTORIA
515 Chatham Street
Victoria, BC

Building Elevations

Project Number	CIA-16-3
Date	March 12, 2018
Drawn by	JM
Checked by	C
Scale	1:150



Received
City of Victoria

MAR 13 2018

Planning & Development Department
Development Services Division

Christine Lintott
Architects

Site 1 - 804 Western Avenue, Victoria, BC
1475
Temporary, from Jan 1 1995
to the date of this A/F

Dr. Submittal	March 2, 2
Revised	May 2, 2
Revised	May 2, 2
Revised	March 12, 2

Revision No.	Description	Date

Consultant

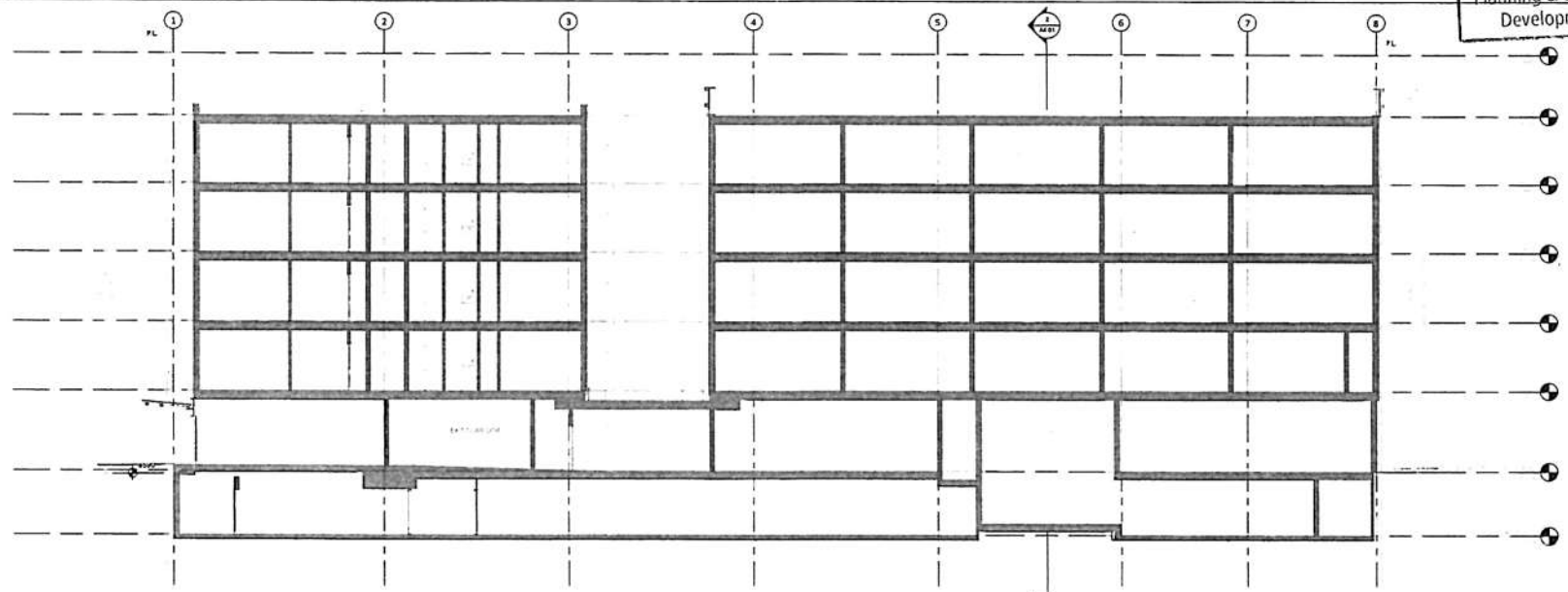
IRONWORK!
OLD TOWN VICTORIA
515 Chatham Street
Victoria, BC

Sections

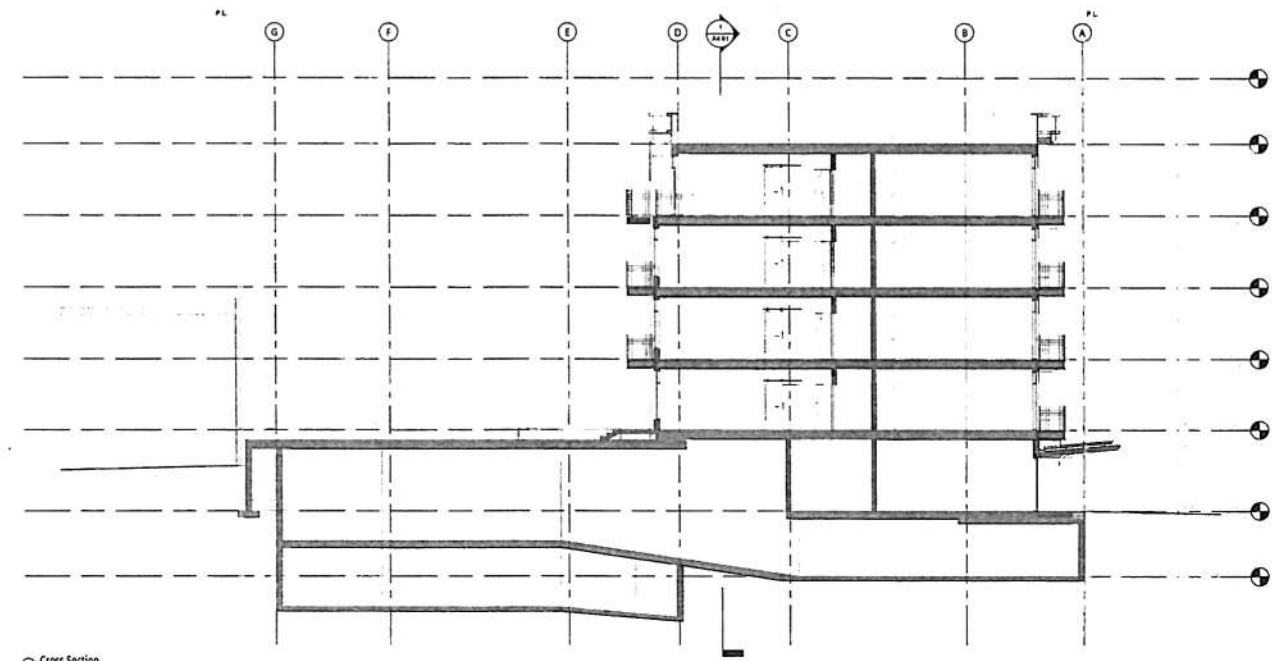
Project number: CL16-
Date: March 12, 20
Drawn by: JH
Checked by: JH

A4.01

Scale 1:1



① Long Section
1:100



② Cross Section
1:100

This drawing is not to be used for construction without the approval of the City of Victoria. It is the responsibility of the user to ensure that the drawing is used in accordance with the relevant building codes and standards. The user is advised to consult the relevant building codes and standards for more information.

City of Victoria

MAR 13 2018

Planning & Development Department
Development Services Division

Christine Untch
Architects

**Serie 1 - 86e Avenue & Mountain View Rd. BC
IMS**
Terrain acquis en 1969
valeur d'acquisition : \$100,000

CE (new) (1000000)	March 2
PE (new) (1000000)	May 1
PE (new) (1000000)	October 1 (first day)
PE (new) (1000000)	November 1 (first day)
PE (new) (1000000)	March 12

Revision		
No.	Description	Date

Consultant

IRONWORK!
OLD TOWN VICTORIA
515 Chatham Street
Victoria, BC

Cladding Details

PROJECT INFORMATION CLA 16-

Date March 12, 2011

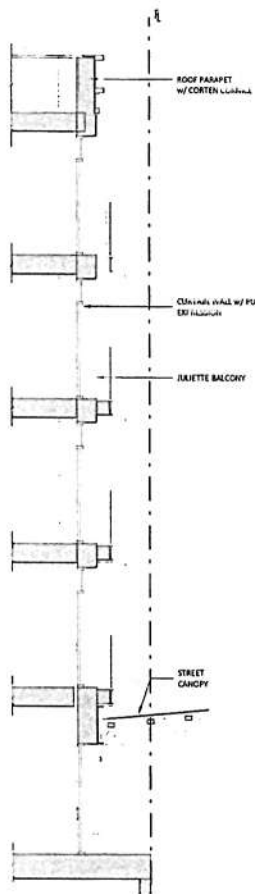
Drawn by JM

Witnessed by _____

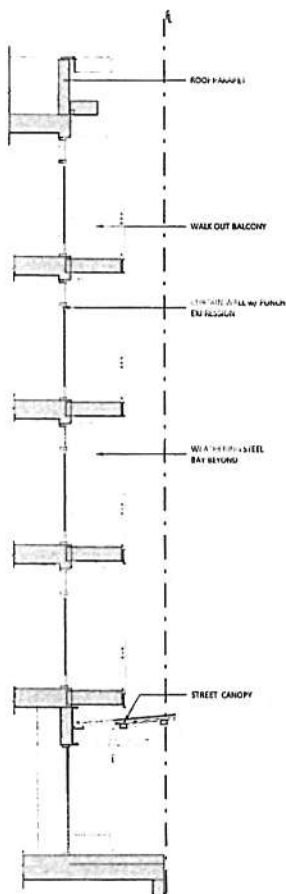
A9 01

A9.01

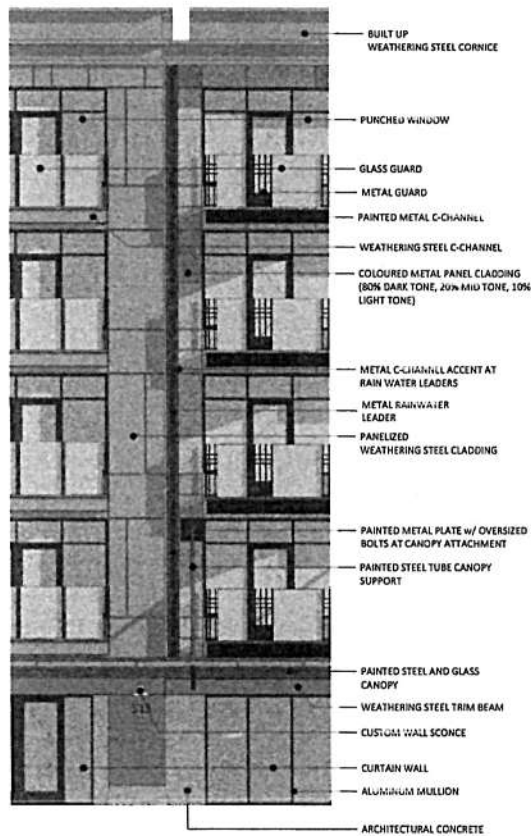
Scale 1 : 1



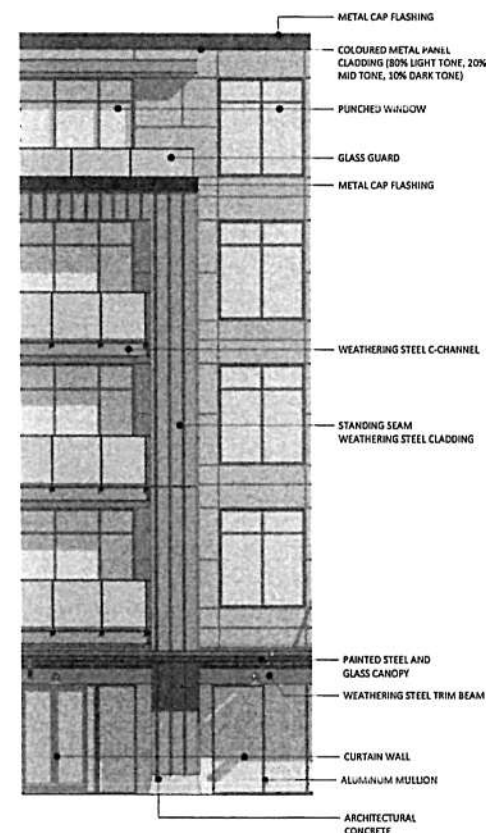
① Corten Cladding section
1:50



② Metal Panel Cladding Section
1:50



3 Elevation Detail - Chatham St Building
1:50



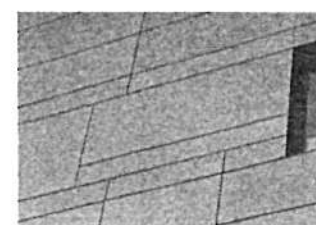
4 Elevation Detail - Store St building
1 : 50



PRECEDENT - STANDING SEAM WEATHERING STEEL CLADDING



PRECEDENT • PANELIZED WEATHERING STEEL CLADDING

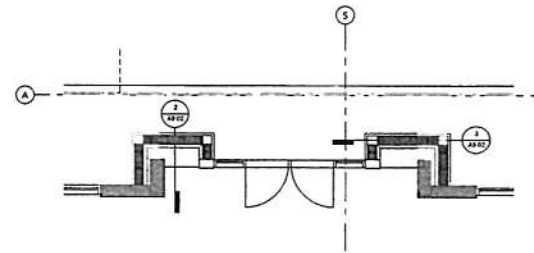


PRECEDENT - METAL PANEL CLADDING

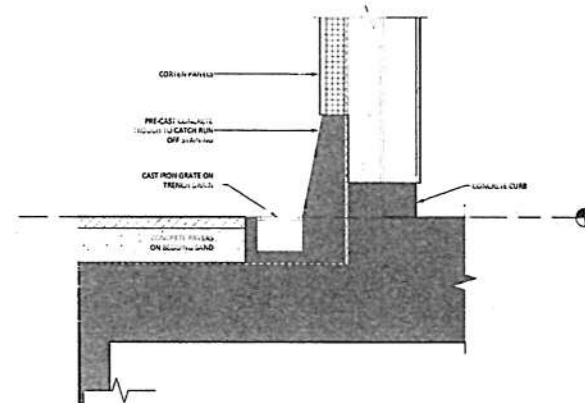
Received
City of Victoria

MAR 13 2018

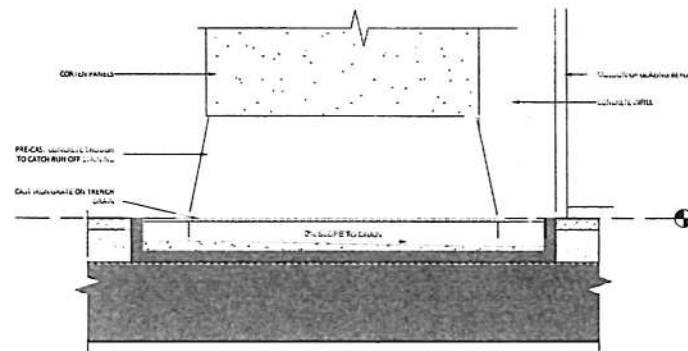
Planning & Development Department
Development Services Division



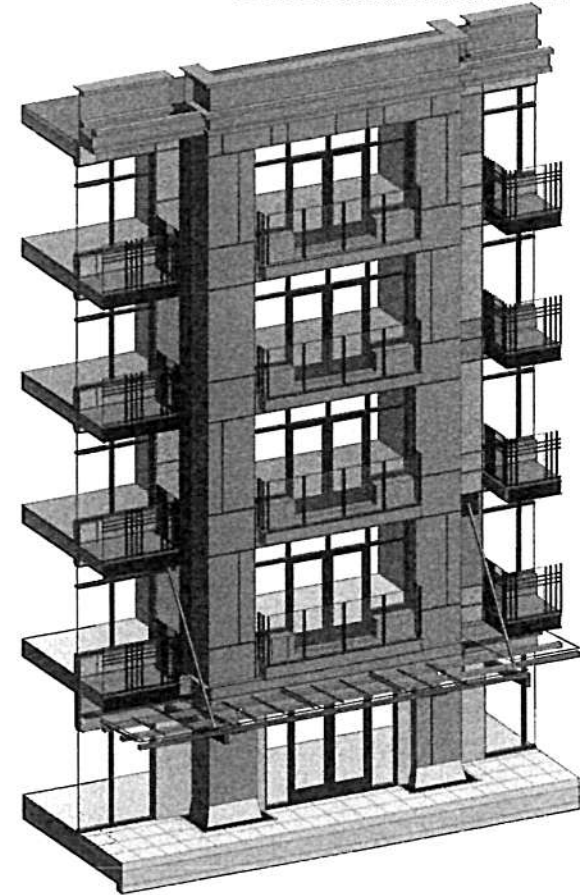
① Chatham & Store St Level - Entry Columns
1:50



② Section 1 at Chatham Street Entry
1:10



③ Section 2 at Chatham Street Entry
1:10



A Entrance at Chatham Street



⑤ Grate Samples
1:1500

Christine Lusk
Architect

Scale 1: 254 City of Victoria BC VE
3155
B. Lusk Architects Ltd. 1999
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DP Submission	Date
Revised/Resub	May 1, 20
Revised/Resub	September 1, 20
Revised/Resub	January 1, 20
Revised/Resub	March 1, 20

Revision	Description	Date
No.		

Consultant

IRONWORKS
OLD TOWN VICTORIA
515 Chatham Street
Victoria, BC

Weathering Steel
Termination Details

Project Number	CIA 16-
Date	March 17, 2017
Drawn by	Auth:
Checked by	Check:

A9.02

Scale: As indicated

Received
City of Victoria

MAR 13 2018

Planning & Development Department
Development Services Division

Christine Unwin
Architects

Site 1 - 2000-2001 Victoria, BC V
10/5
400-364-1969
www.christineunwin.ca

DR: 10/10/17
Revised: 10/10/17
Revised: 10/10/17
Revised: 10/10/17

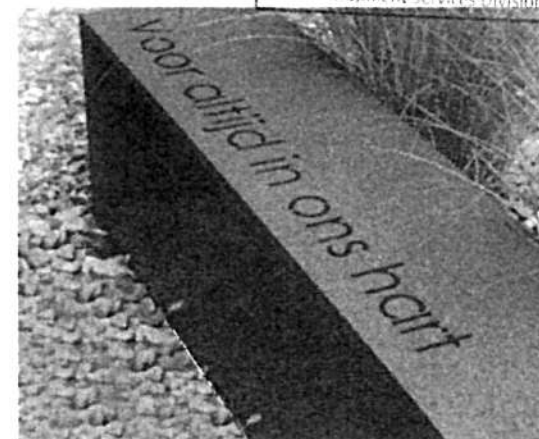
March 2, 2018
May 1, 2018
June 1, 2018
March 1, 2018



CHATHAM STREET



GUARDS / GATES



COURTYARD FURNITURE



FIN / SHADES



CAST IRON DOWNSPOUT



EXTERIOR LIGHTING



SIGNAGE



COURTYARD PAVING



PROJECT SIGNAGE

Revision
No. Description Date

Consultant

IRONWORKS
OLD TOWN VICTORIA
515 Chatham Street
Victoria, BC

Character Details

Project: 16-3

Date: March 12, 2018

Scale: 1/4" = 1'-0"

A9.03

Scale: 1/4" = 1'-0"

MAR 13 2018

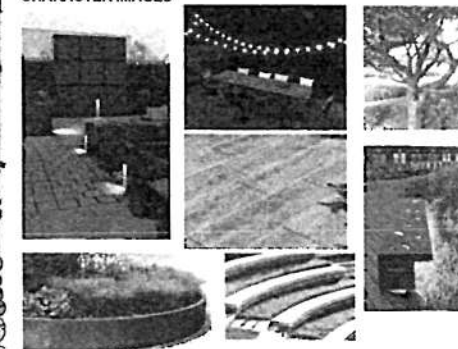
RECOMMENDED NURSERY STOCK



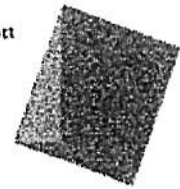
Notes:

1. All work to be completed to current CSLA Landscape Standard
2. All soft landscape to be irrigated with an automatic irrigation system

CHARACTER IMAGES



Christine Lintott
Architects



January 29, 2018

The City of Victoria Development Services Division
Attention: Alison Meyer, Assistant Director Development Services
1 Centennial Square
Victoria BC V8W 1P6

Dear Ms. Meyer:

**Re: Development Permit Application Resubmission
515 Chatham Street**

It is our pleasure, on behalf of Old Town Ironworks Inc, to submit the following revised application for Development Permit for the site at 515 Chatham Street.

Context

This application follows directly from previous submissions for the site dated March 2nd 2017, May 1st 2017 and September 5th 2017 and should be read in conjunction with those documents.

The revised proposal remains consistent with previously stated project objectives and guidelines. Specifically:

- Development of a pedestrian-orientated, mixed-use building that contributes positively to the evolving boundary between Old Town and the emerging Rock Bay district.
- Provision of modest and efficient market units that target a critical housing need within the community.
- Provision of street level business opportunities that activates a new commercial node within the neighborhood and draws consumer activity further along Store Street toward the Rock Bay district.
- Provision of off street parking that supports both residential and commercial users and reduces pressure on adjacent streets
- Provision of secure bicycle parking to encourage alternative transportation options.
- Provision of a substantial, landscaped internal courtyard as a meaningful amenity for the residents

In addition, the revised concept responds directly to key recommendations from the Old Town Design Guidelines document. Specifically, that proposed new projects may / should:

- “respond to changing ways of working, living and playing”
- “respond to the existing urban context and find form that reflects the values of the time in which they are conceived.” Mimicry is strongly discouraged and “contemporary values” supported.

- include “new forms and materials that complement or enhance what is already there” “as long as their design is skillfully executed”.
- forward designs that “can assert themselves [and] have their own presence while being sensitive to their context”.
- Recognize that “the fine-grain (the densely built up, small scale, small lot character) of the historic place [allows] the character to change from block to block, and even from building to building.”
- Recognize that the characteristics that underlie a building’s value may include the “absence of ornament/use of an industrial aesthetic” as illustrated in the example of 407 Swift Street.
- include shop frontages at street level
- use the entire lot width for the proposed building, creating a continuous building frontage
- maintain a building height that is consistent with the predominantly four to five-storey context.

Project

The project site comprises the three western most lots of the municipally addressed property at 515 Chatham Street. It is bounded to the north by Chatham Street and to the west by Store Street. The proposal includes the following:

- Replacement of a portion of surface parking lot at corner of Chatham and Store Streets with a new five story mixed use development
- One level of underground parking, one level of commercial occupancy at grade and four stories of residential use above.
- A single structure that presents as two distinct, but closely related buildings. One addressing Chatham Street, the other Store Street.
- Landscaping of an extensive internal courtyard for year round use by residents
- Definition and animation of public realm on both street frontages



Response to Comments

The revised project addresses specific comments, itemized below, that were received at the November 23rd Council Meeting and Public Comment. To assist your review we have included a summary of the associated changes from the previous submission dated September 5th, 2017.

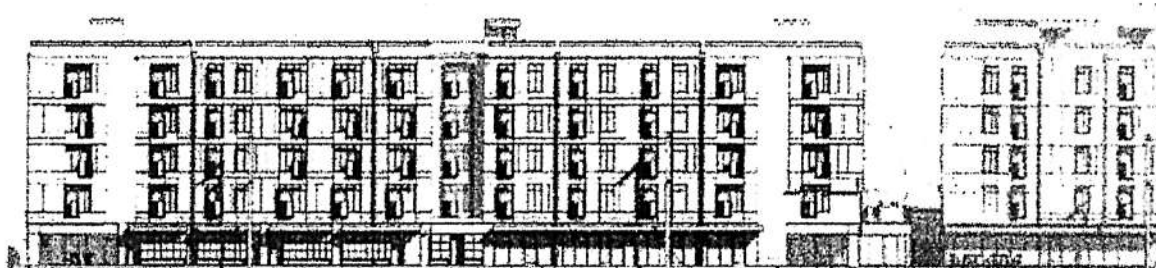
RECOMMENDATION: That the perceived scale and massing of the building be reduced to better fit with the fine grain and small lot character of the Old Town district.

RESPONSE:

- Reduction in overall scope of the project. The proposed site now comprises three consolidated lots instead of the originally proposed five. This reduces the developed frontage along Chatham street from an originally proposed 105m to the currently proposed 63m

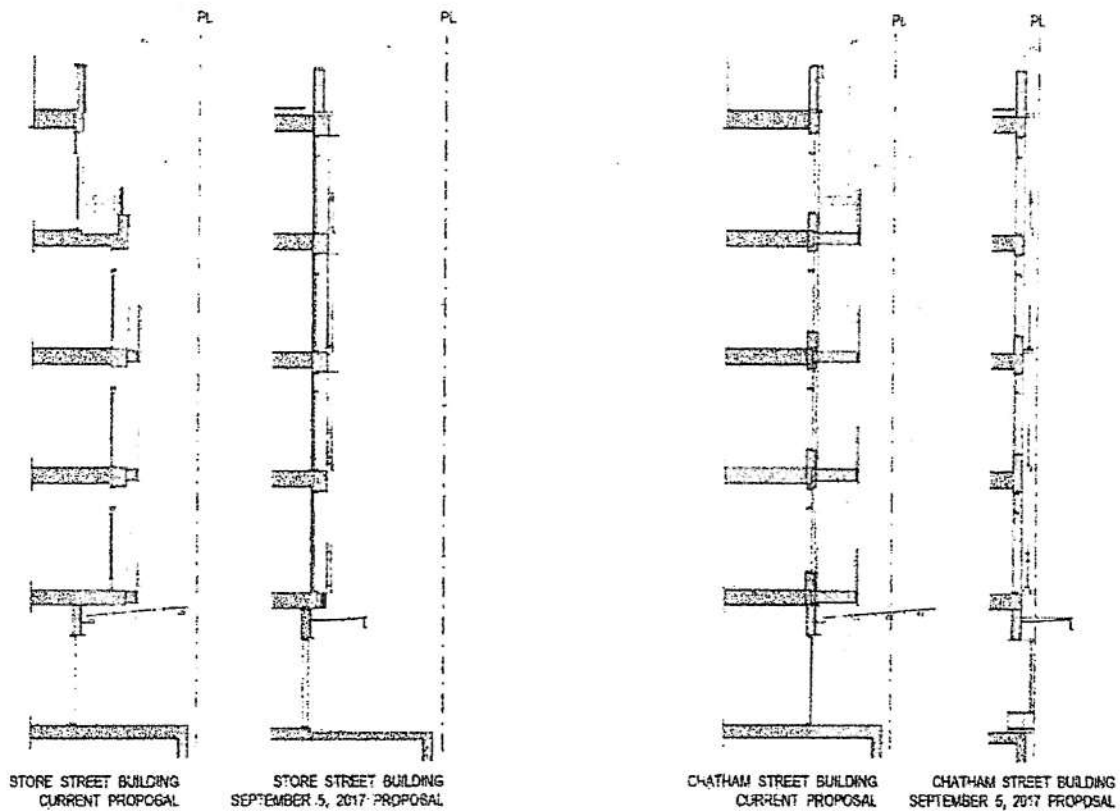


CHATHAM STREET ELEVATION - CURRENT PROPOSAL



CHATHAM STREET ELEVATION - SEPTEMBER 5, 2017 PROPOSAL

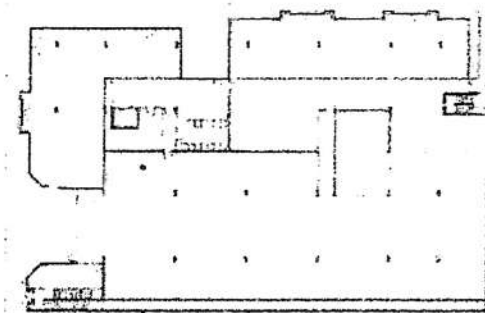
- Increase in size and scale of articulation in the project façade. The main plane of the building has been pulled further back from the property line (1.595m at Chatham Street and 0.945m at Store Street) and substantial bays added to effectively break up the perceived mass. The articulation is further reinforced by the introduction of full walk out balconies.



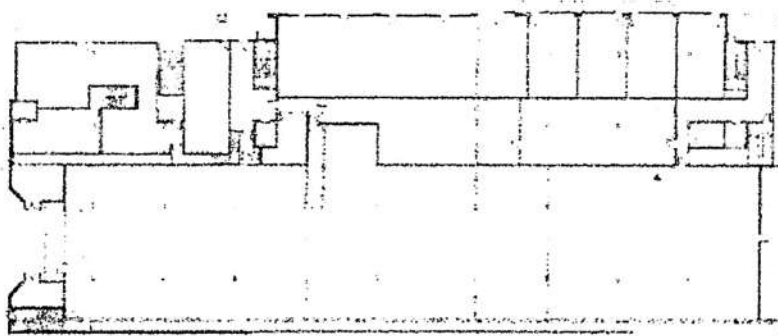
RECOMMENDATION: That additional opportunities be created for “lingering” in the public realm along Store and Chatham Streets

RESPONSE:

- Increased building articulation at street level. A sequence of covered recesses and eddies have been developed along the building edge at street level that encourage a range of commercial and pedestrian activities on the site.
- Increased shelter in public realm. The commercial level canopy has been substantially increased in depth and provides meaningful weather protection along both the Store Street and Chatham Street elevations.



CHATHAM STREET LEVEL PLAN - CURRENT PROPOSAL



CHATHAM STREET LEVEL PLAN - SEPTEMBER 5, 2017 PROPOSAL

RECOMMENDATION: That the unit mix and sizes be reviewed with an eye toward livability and market need.

RESPONSE:

- Unit mix rebalanced to increase the number of one bedrooms. The one bedroom and den units have been removed from the project and the number of studio units reduced from 37 to 25. The number of one bedroom units has been increased from 54 to 63
- Additional space allocated to studio units. The average area of a studio unit has been increased by approximately 5% from 34.9 m² to 36.8 m².

Requested Variances

We are requesting a 1.43m variance in height from the allowable 15.00m to the proposed 16.43m. The height results from the provision of a meaningful commercial level and street frontage elevation and the distribution of allowable density across the site within a well articulated building form.

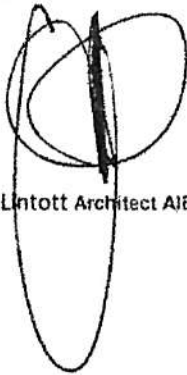
Previously requested variances for residential occupancy at grade and more than building on the site are no longer required in the revised design.

Summary

This revised proposal is the culmination of more than eight months of detailed review, discussion and consultation with all stake holders, including city staff and council. It responds to the community aspiration for renewal and development in an emergent area of the city while respecting the existing urban fabric that makes Old Town unique. We believe the resultant project has been strengthened by this process and is positioned to provide a vibrant social and commercial anchor in this rapidly transforming neighborhood.

Please do not hesitate to contact me with any questions.

Sincerely,

A handwritten signature in black ink, consisting of several overlapping loops and a vertical stroke, positioned above the printed name.

Christine Lintott Architect AIBC, AAA, SAA, MRAIC, LEED AP

Mayor Lisa Helps and City of Victoria Council
City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

November 29, 2017

**Re. DRA November 22nd, 2017 Sutherland Document Development Permit and Variances
515 Chatham St. Victoria**

Dear Mayor Helps and Council,

This document was provided by the DRA just before the Council meeting of Thursday November 23rd, 2017 thus leaving the applicant with no opportunity to respond.

In order for the record to be appropriately filed, herewith a response from the applicant:

Unfortunately the document is largely a disingenuous recital of incorrect and misleading facts.

1. The application does not require a height variance in order to accommodate a fifth story.

This is a false statement. Any reasonable person reading the architectural drawings would observe the roof height is only 1.4m above the maximum permitted height of 15m.

2. The endowment of smaller buildings in Old Town Downtown, or for that matter any City small or large, emanates from their original construction (in Victoria \pm 100 years ago). That is where the smaller typology of building originated from. An essay of recent new construction in Old Town is enclosed and is self-explanatory. Examples #1-22 attached.

3. Building materials that pay homage to the past such as steel are a match and respect to the industrial past.

4. It is not a DRA mandate to specify its menu for unit sizes in development but in any event affordability is key and the suggestion of creating large, more expensive units is absurd.

5. Façade discussions can and will proceed in a co-operative way with City staff.

6. The lead mission statement as published by the DRA is:

- “To promote the downtown core as a good place to live.”

To then suggest that the developer be concerned about serious livability issues and hounding of nightclubs out of business (DEA Sutherland September 28, 2017) is asinine. City downtowns have nightclubs throughout the whole of North America. For the DRA to then attempt to be acoustical engineers is equally ridiculous. Street events are part of the vibrance of downtown city living and in any event, the Phillips’ event is in an industrial zone!

As to Old Town Design Guidelines, I note the following:

- The prologue explicitly states that new buildings should “respond to changing ways of working, living and playing” and “shall respond to the existing urban context and find form that reflects the values of the time in which they are conceived.” Mimicry is strongly discouraged and “contemporary values” supported.
- More specifically, the guidelines reference that an approach to the design of new buildings include “using new forms and materials that complement or enhance what is already there”....”as long as their design is skillfully executed”.
- In response to Old Town character the guidelines further states that “designs are sought that can assert themselves – that have their own presence while being sensitive to their context”. Moreover, “because of the fine-grain (the densely built up, small scale, small lot character) of the historic place, that the character can change from block to block, and even from building to building.”
- The special characteristics of Chinatown are specifically defined by “densely packed buildings on blocks comprising a street frontage of a mixture of very wide and very narrow commercial buildings” and “the fine grain of the area [is] derived from the scale and mass of the buildings ranging from 3 to 5 storeys, and including the off-grid path network and intimate scale of alleyways and courtyards within clusters of buildings.”
- I note that 407 Swift Street is given as an example in the guidelines and one of the characteristics that underlie the building’s value includes the “absence of ornament/use of an industrial aesthetic”.

The report to the Committee of the Whole is the culmination of months of work with staff leading up to and subsequent to appearing at the Advisory Design Panel. The DRA quotes staff’s recommendations and suggests that NOTHING has been done subsequent to this appearance in July. Staff’s report to Committee of the Whole includes an extensive list of responses undertaken in response to the specific motion made by the ADP and these are as follows:




- Refining the use of corten weathered steel and metal panelling to provide a finer grain texture more sensitive to the Old Town context.
- Increasing the portion of corten weathered steel as a “book-end” to help break up the scale of the north elevation.
- Introducing a colour variant in the metal paneling.
- Refining the stair access to Chatham Street and introducing a bike room accessed at grade off Chatham Street.

- Increasing the central recess bay between Building B and D from approximately 0.6m to 1m along Chatham Street.
- Introducing a sloped pedestrian pathway along the east of the property line, linking Herald Street with Chatham Street.
- Including additional detail for the weathered corten steel fencing, gates and accent panels at the vehicle access entrance and pedestrian pathway along the east property line.
- Relocating the "Lady Justice" mural to provide visual interest on the blank south property line.
- Including additional detail for the design of the roof amenity space.

The applicant will continue to work diligently with City staff to create a much needed addition to the City's housing inventory and trusts that this response will be recognized in any further deliberations.

Thank you.

Respectfully submitted,



Chris LeFevre

/encl.

cc. Christine Lintott

cc. Charlotte Wain

cc. Alison Meyer

OLD TOWN DISTRICT

BUILDING MASS IN OLD TOWN DISTRICT VICTORIA BC



530 HERALD STREET

1



601 HERALD STREET

2



3



4



655 HERALD STREET

5



648 HERALD STREET

6



7



625 FISGARD STREET

8



517 FISGARD STREET

9



10



456 PANDORA AVE

11



12



409 SWIFT STREET

13



14



467 SWIFT STREET

15



16



506 PANDORA AVE

17



506 PANDORA AVE

18



19



506 PANDORA AVE

20



21



555 CHATHAM STREET

22



**CITY OF VICTORIA
HERITAGE ADVISORY PANEL
MEETING MINUTES
FEBRUARY 13, 2018**

Present: Stuart Stark, Chair
Doug Campbell
Rick Goodacre
Ken Johnson
Hal Kalman
Shari Khadem
John O'Reilly
Theo Riecken

Absent: Keri Briggs, Richard Linzey

Guest: Councillor Pamela Madoff

Staff: Merinda Conley, Senior Heritage Planner
Lauren Martin, Heritage Secretary
Alison Meyer, Assistant Director, Development Services
Jonathan Tinney, Director, Sustainable Planning and Community Development

The Chair called the meeting to order at noon.

1. Approval of the Agenda

Moved

Seconded

That the following items be added to the agenda under New Business: "Appointments to other Committees" and "Additional Tasks for the Panel"

Carried

2. Declaration of Conflict or Bias - nil

3. Adoption of the Minutes of the October 10, 2017 Meeting

On page 3 under "610 Charles Street" replace the second bullet as follows:

- A wooden screen has been placed on the upper Arts and Crafts balcony over the porte cochere. Merinda will follow up with the owners.

Moved

Seconded

That the minutes be adopted as amended

Carried

- e) Rhythm of Old Town is masonry with punched windows; the proposal addresses this as part of the corner element, but the contemporary addition is in contrast with the expansive use of glass.

Carried (5 in favour, 2 opposed)

**6. 515 Chatham Street
Development Permit with Variance Application #00034**

Attendees: Justin Gammon and Christine Lintott (applicant, Christine Lintott Architects)

Alison Meyer provided a brief summary of the application.

Christine Lintott provided a presentation about the application.

Panel Comments and Questions

- Will the Corten steel be sealed? Christine Lintott: Yes, it will have a seal coat to prevent leaching and staining of other composite surfaces.
- Is this proposal for three lots only? Alison Meyer: Yes; there are five lots, but two are not included in this proposal.
- Will the applicant respond to the concern about the height of the parapet? Christine Lintott: Yes, input will be considered from the Panel, the Downtown Residents' Association and members of Council. The proposed parapet is 1.4m high. It is there to terminate the top of the building and to provide some dimension and girth. The proposed cornice will step back to provide a contemporary interpretation of the top of the building. The proportion was adjusted so that it is visible from the street. The cornice would have a prefinished flat metal cap.
- Concern was expressed about some of the proposed materials and design, i.e. the amount of metal and the colours.
- Does the proposal fit into the National Historic Site (Chinatown)? Christine Lintott: The proposed height variance is not significant; a five-storey structure balances and is in harmony with larger buildings in the area; a lot of consideration was given to overall massing on the site and on the street; the articulation of openings, a building with a base, middle and top all acknowledge that this is in a special place.
- It was confirmed that the Chatham Street frontage is included in the Rock Bay Beautification Scheme.
- The area, which was traditionally industrial, is in transition and has a lot of undeveloped land. The proposed design and materials (Corten steel, iron railings) are in context with the raw, rough area.
- Concern was expressed about setting a height precedent for development in this area. How will the area look in 20 years? What would be the financial impact of reducing the height? A reduction in the height of the parapet is preferable.
- One of the guidelines for Old Town stipulates a sawtooth profile; however, new developments are being built to the maximum allowable height and the articulation is being lost. The height variance could be approved for one building and not the other, therefore, creating a sawtooth profile and a more interesting design.
- Are the proposed materials appropriate for a National Historic Site (NHS)? Many buildings in Chinatown have metal on the back. No regulations are imposed on NHSs. The materials would not be appropriate for Chinatown, but are appropriate for this area due to its history.

- The proposed metal on the face of building is like a masonry pattern and is appropriate and interesting.
- Could there be a greater degree of differentiation between the buildings? What would be the effect of a height differential? Merinda Conley: It depends on how the architect chooses to respond.
- A corner entrance would be appropriate and would reinforce what appears elsewhere in Old Town.

Moved

Seconded

That the Panel recommend to Council that Development Permit with Variance Application No. 00034 for 515 Chatham Street would benefit from the following revisions:

- a) a greater degree of differentiation between Building A and B
- b) increasing the roofline articulation, reconsidering the building's termination and the variance request for height not be approved for Building A (Store Street)
- c) consideration of a corner entrance.

Carried (unanimous)

7. Business Arising from the Last Minutes

- Hal Kalman will bring forward information regarding the exemption of post-1940s buildings in Heritage Conservation Areas at the March 13th meeting.
- Merinda Conley provided an update on current applications going forward to Council.

8. New Business

- Merinda Conley provided a summary of upcoming applications for review by the Panel.
- Stuart Stark:
 - At the March 13th meeting, Stuart suggests that a Chair or designate be appointed to the Joint Advisory Design/Heritage Advisory Panel.
 - The Panel should consider what the City can do to make heritage conservation better. Houses and new construction on the property of a heritage-designated building that has been subdivided should be reviewed by the Panel.

9. Adjournment - 3:04 pm

**MINUTES OF THE
ADVISORY DESIGN PANEL MEETING
HELD WEDNESDAY FEBRUARY 28, 2018**

1. THE CHAIR CALLED THE MEETING TO ORDER AT 12:10 PM

Present: Jesse Garlick (Chair); Paul Hammond; Jason Niles;
Carl-Jan Rupp

**Absent for a
Portion of the Meeting:** Justin Gammon; Deborah LeFrank

Absent: Elizabeth Balderston; Sorin Birliga; Stefan Schulson

Staff Present: Alison Meyer – Assistant Director, Development Services
Miko Betanzo – Senior Planner, Urban Design
Merinda Conley – Senior Heritage Planner
Alec Johnston – Senior Planner
Katie Lauriston – Secretary

2. MINUTES

Minutes from the Meeting held January 24, 2018

Action:

It was moved by Deborah LeFrank, seconded by Jesse Garlick, that the Minutes of the Meeting of Advisory Design Panel held January 24, 2018 be adopted as amended.

Carried Unanimously

3. APPLICATIONS

Justin Gammon recused himself from Development Permit with Variances Application No. 00034 at 12:15 pm.

3.1 Development Permit with Variance Application No. 00034 for 515 Chatham Street

The City is considering a Development Permit with Variance Application to construct a five-storey, mixed-use building with ground floor commercial and four storeys of residential above.

Applicant meeting attendees:

CHRISTINE LINTOTT
BEV WINDJACK
CAROLE ROSSELL

CHRISTINE LINTOTT ARCHITECTS
LADR LANDSCAPE ARCHITECTS
SMALL & ROSSELL LANDSCAPE
ARCHITECTS

Ms. Meyer provided the Panel with a brief introduction of the Application and the areas that Council is seeking advice on, including the following:

- differentiation between Building A and Building B and its fit within the local context
- finishes and materials
- roofline articulation and building termination
- the appropriateness of the height variance.

Christine Lintott provided the Panel with a detailed presentation of the site and context of the proposal and Bev Windjack provided the Panel with details of the proposed landscape plan.

Questions of clarification were asked by the Panel on the following:

- what is the percentage increase in windows compared to the earlier?
 - there is about a 10% increase, from about 35% to 45%
- do the balconies on either side of the corten popouts allow for outdoor seating?
 - yes, these are full balconies
- who uses the courtyard?
 - the courtyard is for residents' use, with access from each suite and from the residential entry. This outdoor amenity space serves as a back yard.
- have the units reduced in size to achieve the articulation and depth in the façade?
 - all the units have proportionally increased in size; the townhouses have been eliminated, there are fewer studio units and more one-bedroom units were added.
 - the gap between Store Street and Chatham Street buildings has been narrowed, so is now considered one building in terms of building code.
- was the rooftop deck eliminated?
 - yes, to reduce the requested height variance which was a significant point of concern for the Downtown Residents Association
 - removing the townhouses and adding balconies has allowed a net increase in usable private outdoor space
- is the courtyard accessible?
 - yes
- can you elaborate on the public plaza design?
 - the streetscape design follows the Rock Bay standards and public realm strategy, with generous sidewalks and street corner gathering areas for street life, and opportunities for commercial tenant improvements such as seating or planters
 - the building is set back from the property line, providing opportunity for spill out
- is there bicycle parking?
 - yes, and a bench, two chairs and a waste bin
- has the corner commercial tenant been determined?
 - not yet
- why does the paneling on Buildings A and B come down to grade level but not at the Store Street corner?
 - the paneling does come down to the ground at the corner, to increase visibility and distinguish as a remark on the corner
- what is the reason for not having a stair close to the atrium space?
 - a stair would add complexity in terms of building code requirements and the corridors accessing the atrium space are not in line with each other

- there are other opportunities for lingering, but not vertically
- what is the rationale for the increased complex paneling?
 - these were added in response to staff comments to introduce a greater level of texture and vibrancy, break down massing and create visual distinction
 - working to distinguish buildings with varying proportions of the colour palette, while still staying in the metal material family
 - the proposal is not as restrained as it was previously
- will there be colour variation on the south elevation of building A?
 - yes, this isn't accurately portrayed in the plan's elevations but the Store Street building will be a lighter, varied colour
- is the parapet still serving as a garden?
 - it is still about 42" high
 - contemporary approach on the view from the street on how building meets sky.

Panel members discussed:

- the proposal is an appropriate revision and is much more open and improved from the last submission
- appreciation for bringing in natural light by removing townhouses
- commend the utility of the renderings showing the quality of the materials
- desire for a convenient and appealing main stair connection
- importance of distinguishing between Buildings A and B
- the cladding appears fairly similar between Buildings A and B, but it may not appear in reality as it does in renderings
- desire to anchor the Store Street corner of Building A
- great transition between Old Town and Rock Bay
- appreciation for having the driveway exit pushed closer to the existing driveway, although the driveway location off Store Street is not ideal
- opportunity for more street trees or vegetation along Store Street
- the more modern, pronounced cornice is appropriate
- a height variance for a stair tower is no reason to limit future rooftop access
- desire to design for future roof access
- lost opportunity by not using the roof as an amenity space, but recognition of the balconies and courtyard as resident amenity space
- landscape development and the addition of balconies are significant improvements.

Motion:

It was moved by Paul Hammond, seconded by Jason Niles, that the Advisory Design Panel recommend to Council that Development Permit with Variance Application No. 00034 for 515 Chatham Street be approved as presented.

Carried Unanimously

Justin Gammon returned to the meeting at 1:00pm

Christopher E. Le Fevre

530 HERALD ST., VICTORIA B.C. V8W 1S6
PHONE: (250) 380 4900 FAX: (250) 386 8608
EMAIL: LEFEVRE@LEFEVREGROUP.COM

Mayor Lisa Helps and City of Victoria Council
City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

November 29, 2017

**Re. DRA November 22nd, 2017 Sutherland Document Development Permit and Variances
515 Chatham St. Victoria**

Dear Mayor Helps and Council,

This document was provided by the DRA just before the Council meeting of Thursday November 23rd, 2017 thus leaving the applicant with no opportunity to respond.

In order for the record to be appropriately filed, herewith a response from the applicant:

Unfortunately the document is largely a disingenuous recital of incorrect and misleading facts.

1. The application does not require a height variance in order to accommodate a fifth story.

This is a false statement. Any reasonable person reading the architectural drawings would observe the roof height is only 1.4m above the maximum permitted height of 15m.

2. The endowment of smaller buildings in Old Town Downtown, or for that matter any City small or large, emanates from their original construction (in Victoria \pm 100 years ago). That is where the smaller typology of building originated from. An essay of recent new construction in Old Town is enclosed and is self-explanatory. Examples #1-22 attached.

3. Building materials that pay homage to the past such as steel are a match and respect to the industrial past.

4. It is not a DRA mandate to specify its menu for unit sizes in development but in any event affordability is key and the suggestion of creating large, more expensive units is absurd.

5. Façade discussions can and will proceed in a co-operative way with City staff.

6. The lead mission statement as published by the DRA is:

- “To promote the downtown core as a good place to live.”

To then suggest that the developer be concerned about serious livability issues and hounding of nightclubs out of business (DEA Sutherland September 28, 2017) is asinine. City downtowns have nightclubs throughout the whole of North America. For the DRA to then attempt to be acoustical engineers is equally ridiculous. Street events are part of the vibrance of downtown city living and in any event, the Phillips’ event is in an industrial zone!

As to Old Town Design Guidelines, I note the following:

- The prologue explicitly states that new buildings should “respond to changing ways of working, living and playing” and “shall respond to the existing urban context and find form that reflects the values of the time in which they are conceived.” Mimicry is strongly discouraged and “contemporary values” supported.
- More specifically, the guidelines reference that an approach to the design of new buildings include “using new forms and materials that complement or enhance what is already there”....”as long as their design is skillfully executed”.
- In response to Old Town character the guidelines further states that “designs are sought that can assert themselves – that have their own presence while being sensitive to their context”. Moreover, “because of the fine-grain (the densely built up, small scale, small lot character) of the historic place, that the character can change from block to block, and even from building to building.”
- The special characteristics of Chinatown are specifically defined by “densely packed buildings on blocks comprising a street frontage of a mixture of very wide and very narrow commercial buildings” and “the fine grain of the area [is] derived from the scale and mass of the buildings ranging from 3 to 5 storeys, and including the off-grid path network and intimate scale of alleyways and courtyards within clusters of buildings.”
- I note that 407 Swift Street is given as an example in the guidelines and one of the characteristics that underlie the building’s value includes the “absence of ornament/use of an industrial aesthetic”.

The report to the Committee of the Whole is the culmination of months of work with staff leading up to and subsequent to appearing at the Advisory Design Panel. The DRA quotes staff’s recommendations and suggests that NOTHING has been done subsequent to this appearance in July. Staff’s report to Committee of the Whole includes an extensive list of responses undertaken in response to the specific motion made by the ADP and these are as follows:




- Refining the use of corten weathered steel and metal panelling to provide a finer grain texture more sensitive to the Old Town context.
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- Relocating the "Lady Justice" mural to provide visual interest on the blank south property line.
- Including additional detail for the design of the roof amenity space.

The applicant will continue to work diligently with City staff to create a much needed addition to the City's housing inventory and trusts that this response will be recognized in any further deliberations.

Thank you.

Respectfully submitted,



Chris deFevre
/encl.
cc. Christine Lintott
cc. Charlotte Wain
cc. Alison Meyer

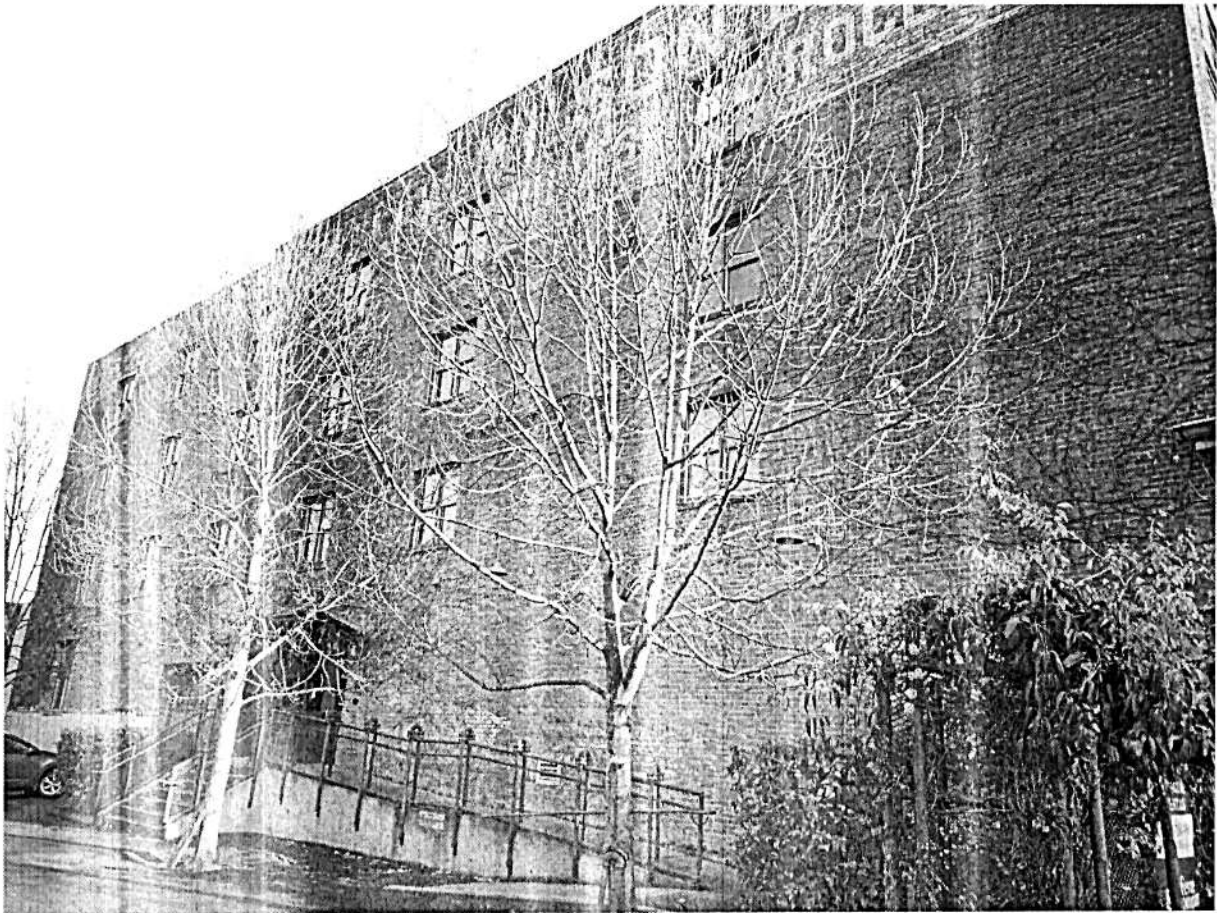
OLD TOWN DISTRICT

BUILDING MASS IN OLD TOWN DISTRICT VICTORIA BC



530 HERALD STREET

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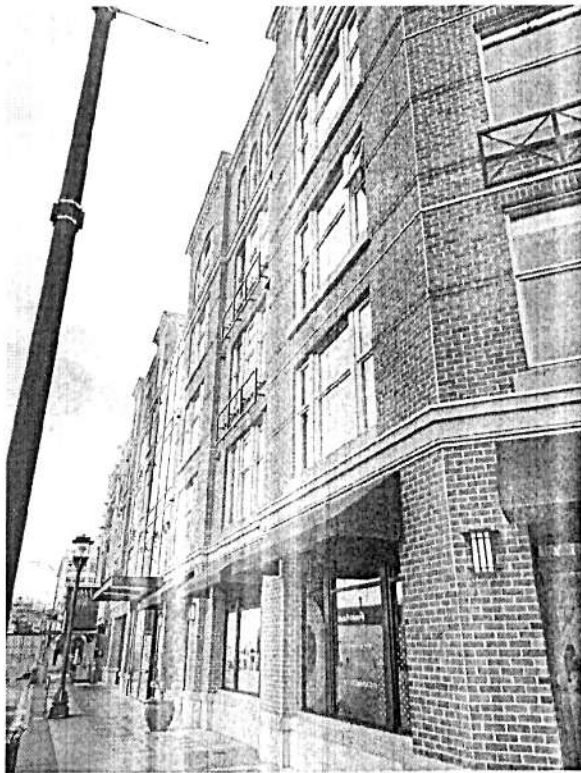


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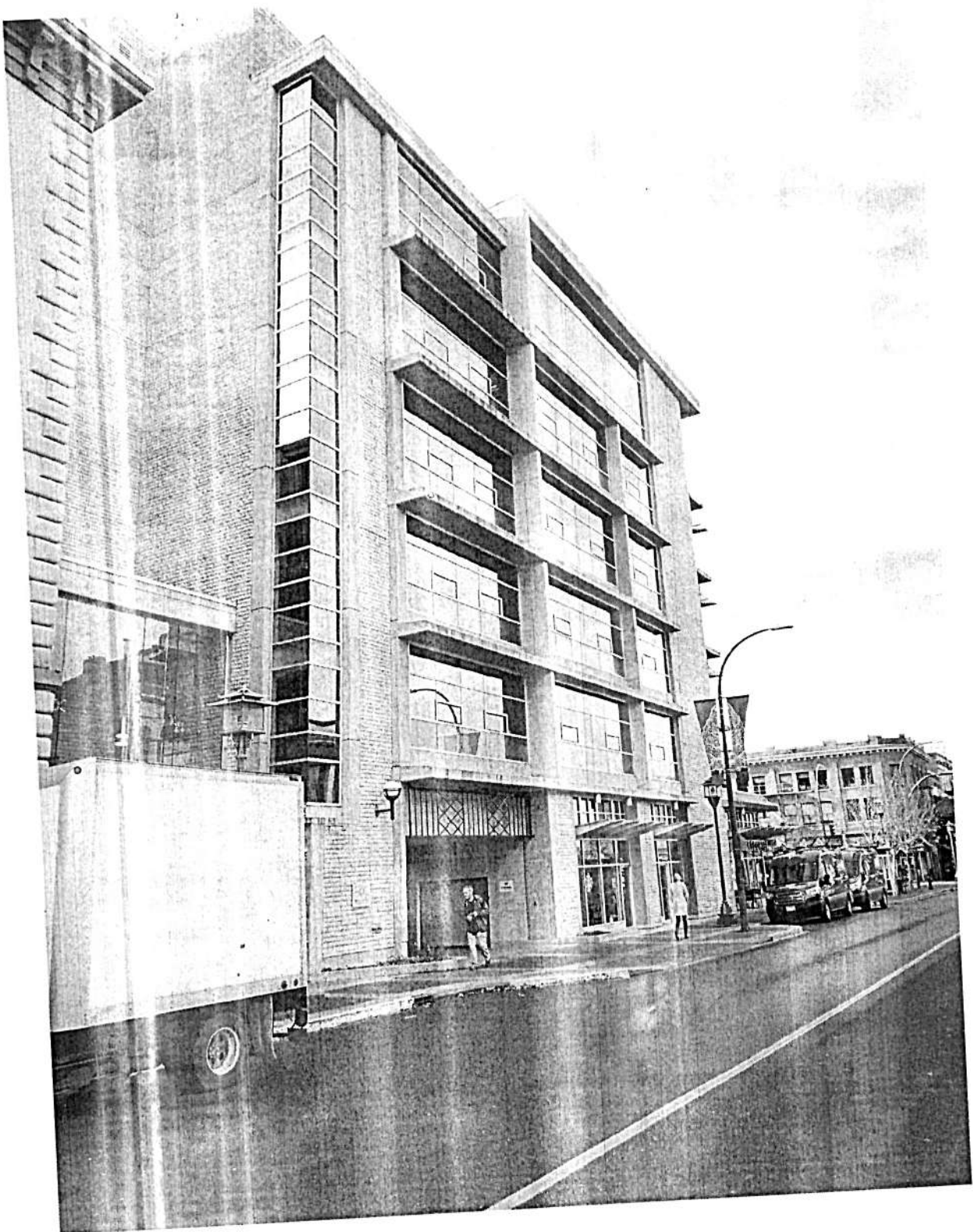


7



625 FISGARD STREET

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517 FISGARD STREET

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456 PANDORA AVE

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409 SWIFT STREET

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467 SWIFT STREET

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506 PANDORA AVE

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506 PANDORA AVE

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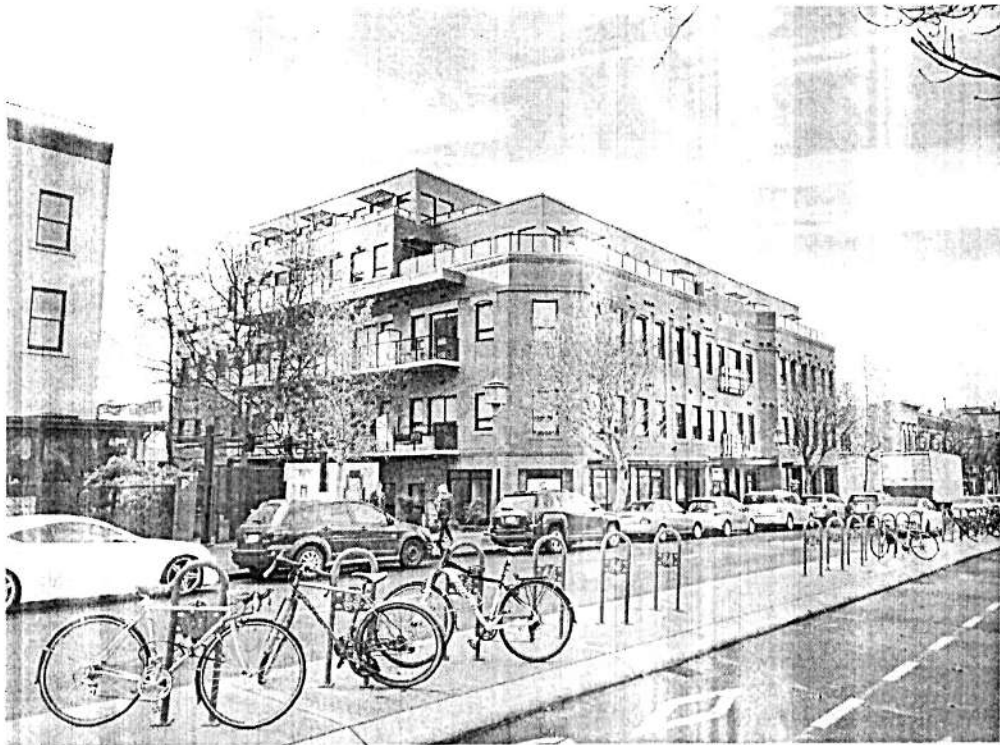


506 PANDORA AVE

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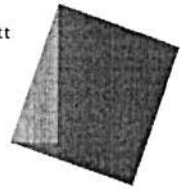
21



555 CHATHAM STREET

22





April 13, 2018

The City of Victoria
Attention: Mayor and Council
1 Centennial Square
Victoria BC V8W 1P6

Dear Mayor Helps and Members of City of Victoria Council:

**Re: Development Permit Application Resubmission
515 Chatham Street**

On behalf of Old Town Ironworks Inc, we submit for your consideration the March 12, 2018 revised application for Development Permit for the site at 515 Chatham Street.

The revised application includes the following refinements:

- a reduction of the overall project by 40% (from 159 units to 88 units);
- a reduction of the Chatham building frontage of 42m (from 105m to 63m);
- the introduction of livable balconies for all residential units;
- the introduction of articulated corten steel frames to break up the massing of the Chatham building;
- the introduction of a corner corten steel frame at the Store building corner;
- the introduction of a glass connector and recessed residential entry between the two building elements;
- an increase in the commercial frontage depth from the sidewalk along Chatham and Store streets;
- an increase in the commercial canopy along both Chatham and Store streets;
- distinguishing the metal panel tone on the Chatham building (darker) from the Store building (lighter);
- the introduction of a built-up cornice on the Chatham building and a warehouse-style wall cap on the Store building;
- resolution of detailing at the corten steel wall bases to manage run-off from the weathering steel;

Summary

This revised proposal is the culmination of more than nineteen months of detailed review, discussion and consultation with stake holders, including city staff and council. Most recently, in response to public comment on November 23, 2018, these consultations have included consideration by the Heritage Advisory Panel, the Advisory Design Panel and the Downtown Resident's Association. We submit that the current proposal responds to the community aspiration for renewal and development in an emergent area of the city while respecting the existing urban fabric that makes Old Town unique.

Sincerely,

CHRISTINE LINTOTT / Architect AIBC, AAA, SAA, FRAIC, LEED AP®
Principal / BA, MArch, MSc. Biomimicry Professional



Mayor Helps and Council
City of Victoria
No.1 Centennial Square
Victoria, BC
V8W 1P6

April 14, 2018

Re: Le Fevre and Company – Development Permit with Variances for 515 Chatham Street

Dear Mayor Helps and Council,

Since our letter of November 22nd 2017 and the subsequent Council meeting regarding this proposal, members of the DRA Land Use Committee met and reviewed the proposed amendments to the project with the project Architect.

Comments and concerns raised by committee members are as follows:

- The major concern of the scale and massing of the original application in relation to its old town context has been largely addressed by the reduction of Building B in size by 50% and the overall size of the project by 40%.
- The second phase previously shown on the original drawings may still occur as “punchouts” to extend the parking garage indicate that a future phase is planned but not shown possibly bringing the project back to the original proposed size.
- Setbacks have been enhanced on the building frontages to improve the pedestrian experience which is a positive.
- Balconies and street level overhangs have been added to add articulation to the facades
- The change of glazing patterns, colours and cladding materials between the two buildings are now noticeably distinct which will help reduce the perceived size of this proposal.
- The Store Street façade lacks the effective use of articulation found on the Chatham street façade.
- Cladding materials have been amended to express a greater variety of texture and interest
- Earlier concerns regarding the lack of articulation of the roofline (also referenced by HAP) however remain unaddressed.
- It is acknowledged that while unit sizes have been marginally increased since the original application the smaller unit sizes are relatively homogenous throughout the proposal with no provision of larger units for double or family occupancy. At a recent well attended CALUC meeting (110 attendees) for a different proposal that offered similar unit sizes many downtown residents indicated that even these small units remain unaffordable and that larger units with 2 bedrooms plus are actually more affordable because they can be shared. While recognizing there is no requirement to do so we would encourage the applicant to consider revising this proposal to provide some larger unit sizes designed to

accommodate the needs and affordability of a greater range of residents including families especially given the adequate parking supply supports larger units.

- The parking supplied is laudable considering none is required by the current zoning
- The opportunity for the public to access the greenspace has been lost in this version due to the scope reduction of the project
- It was noted previously that there is a Nightclub opposite to the north fronting Discovery Street that has been in operation for many years and that Phillips Brewery also hosts many live concert events and has done so for several years. There have been discussions with the applicants architect regarding potential mitigation measures for this potential conflict but no firm commitments have come forward. At minimum it is recommended that the applicant disclose the existence of the existing conditions to any potential purchasers.

While no consensus was reached within the Land Use Committee on this project it is broadly acknowledged that significant improvements have been achieved by the reduction in scope and size of the project, amendments to the building façades to add articulation and the significant improvements to the pedestrian experience achieved through the added setbacks.

Sincerely,

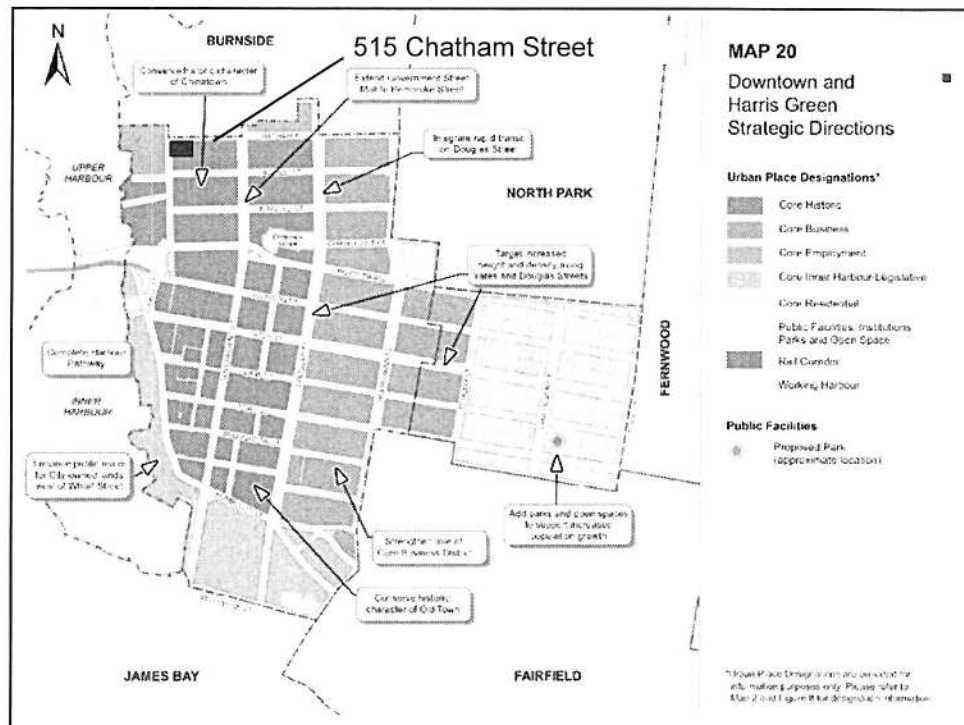
A handwritten signature in black ink, appearing to read 'Ian Sutherland', with a stylized flourish at the end.

Ian Sutherland
Chair Land Use Committee
Downtown Residents Association

cc COV Planning

Development Permit with
Variances
for
515 Chatham Street





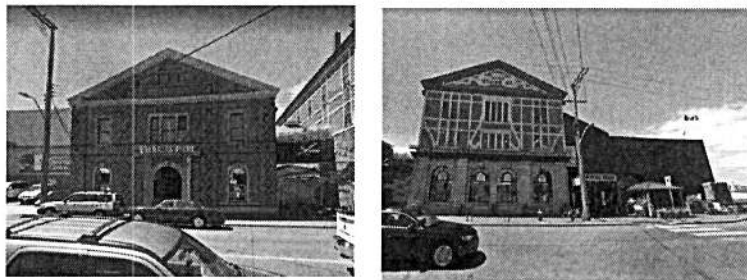
Subject site



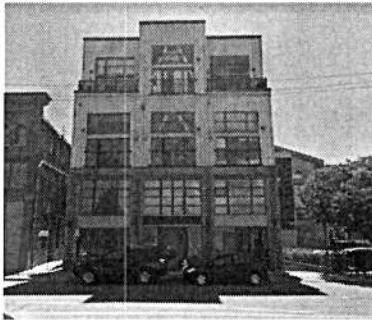
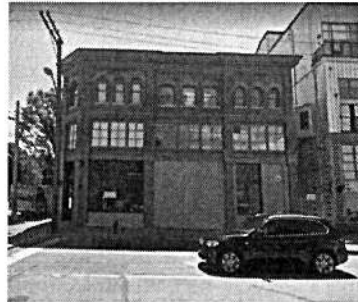
Subject site



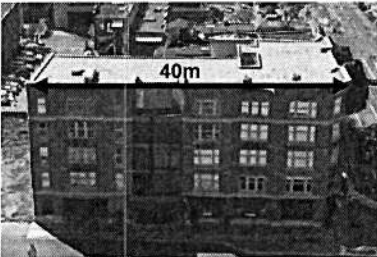
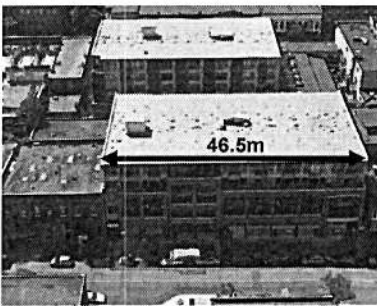
Store Street Context



Chatham Street Context



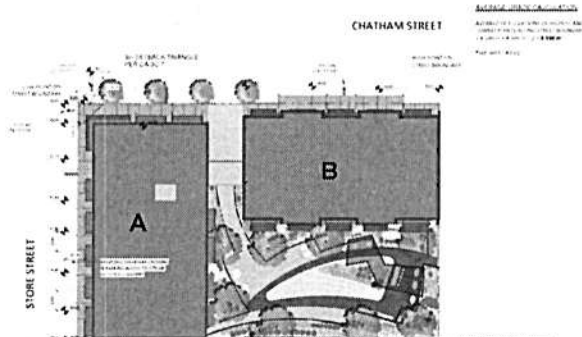
Old Town Context



Old Town Context



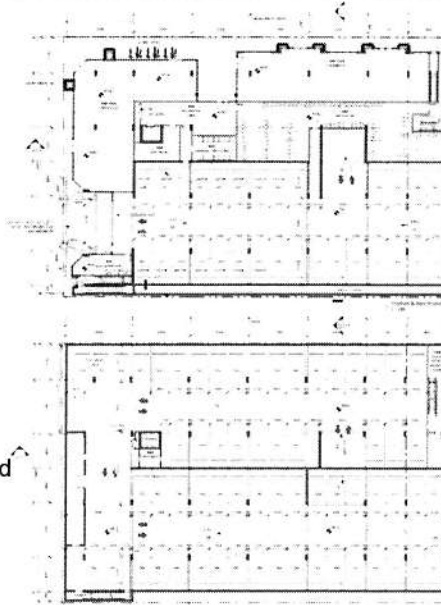
Site Plan



Parking Layout

Level 1

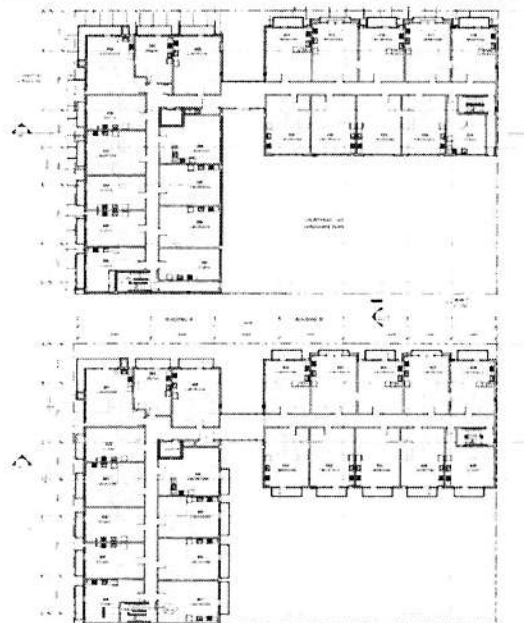
Underground



Floor Plans

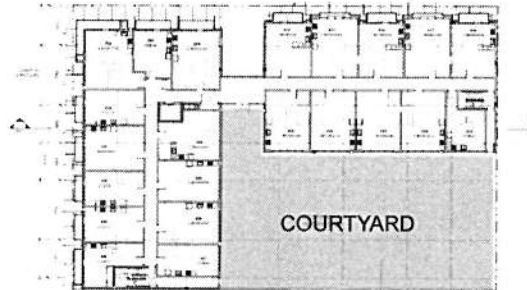
Level 2

Level 3 & 4

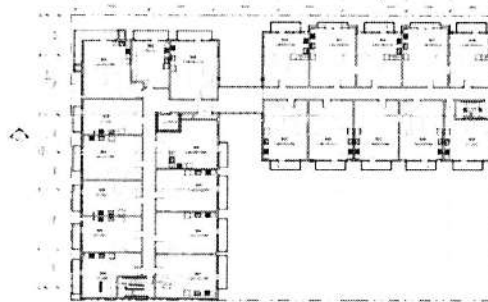


Floor Plans

Level 2

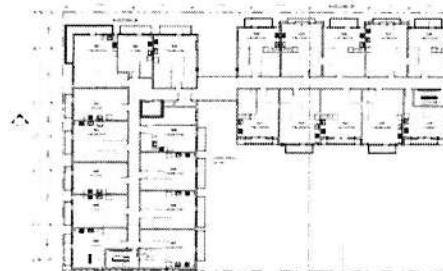


Level 3 & 4

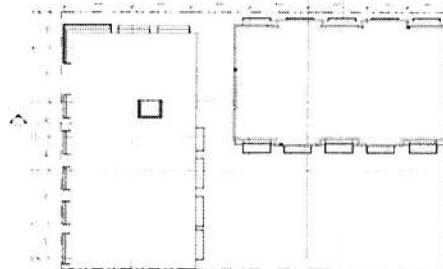


Floor Plans

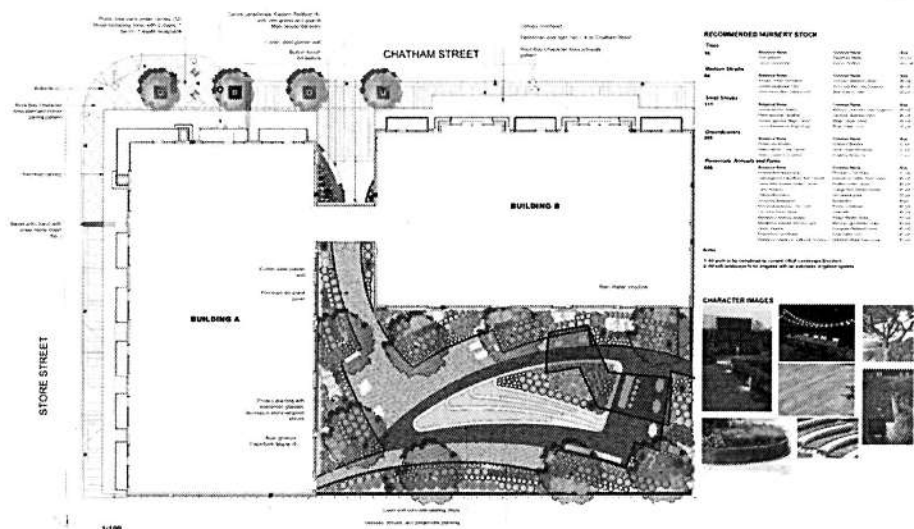
Level 5



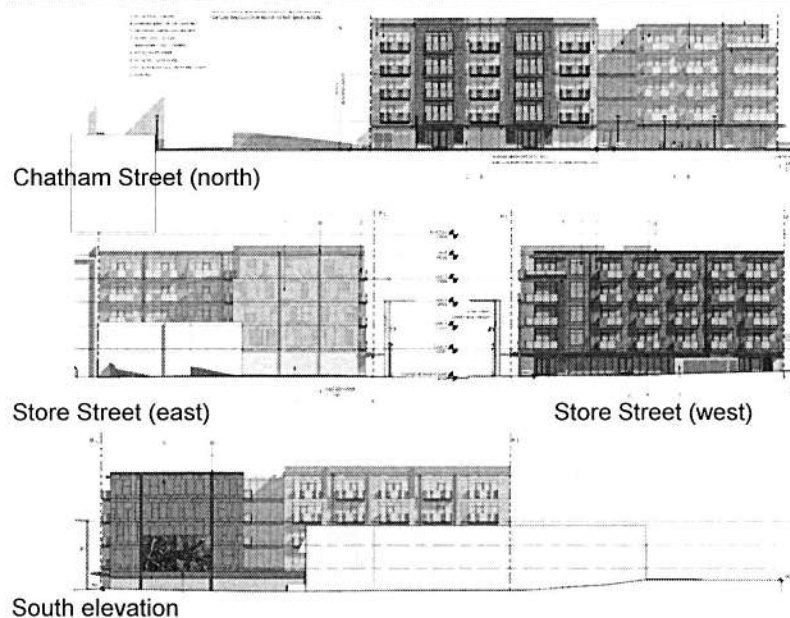
Roof Plan



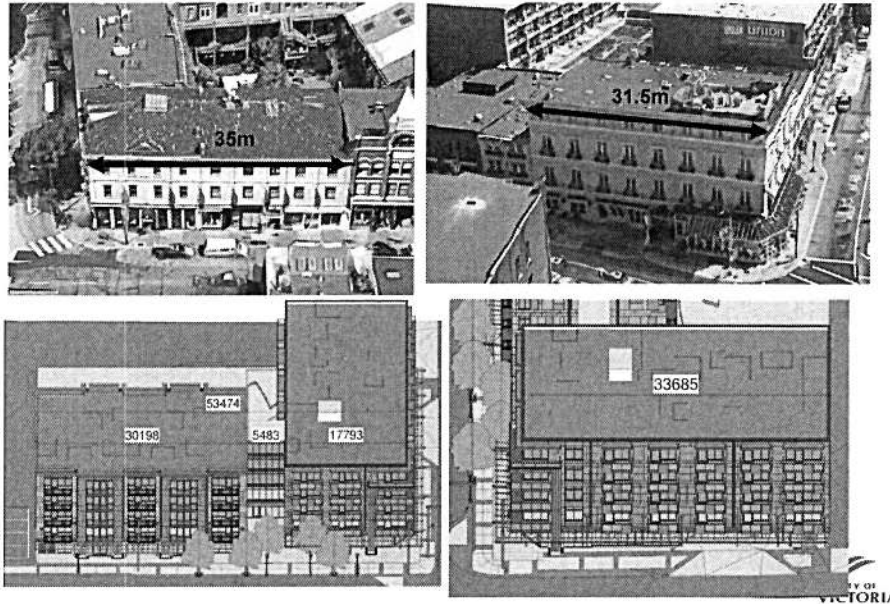
Landscape Plan



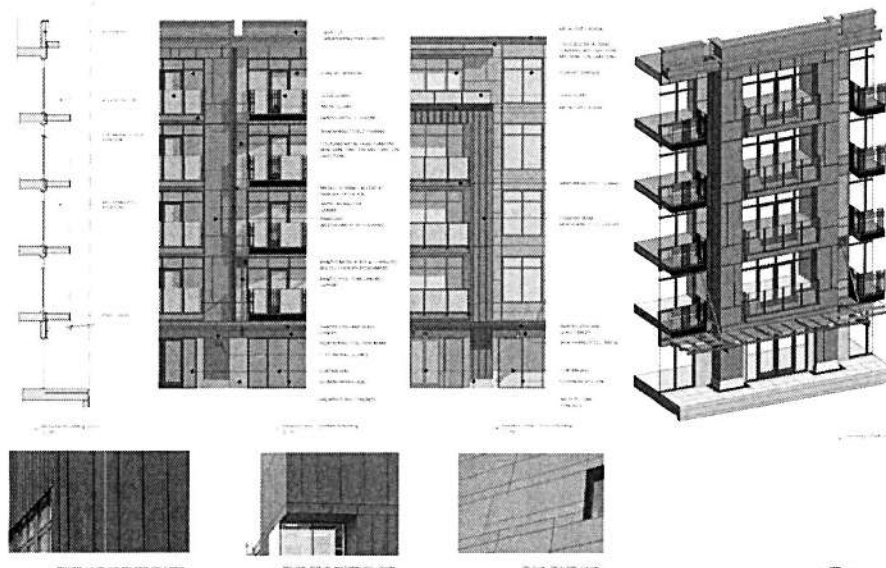
Elevations



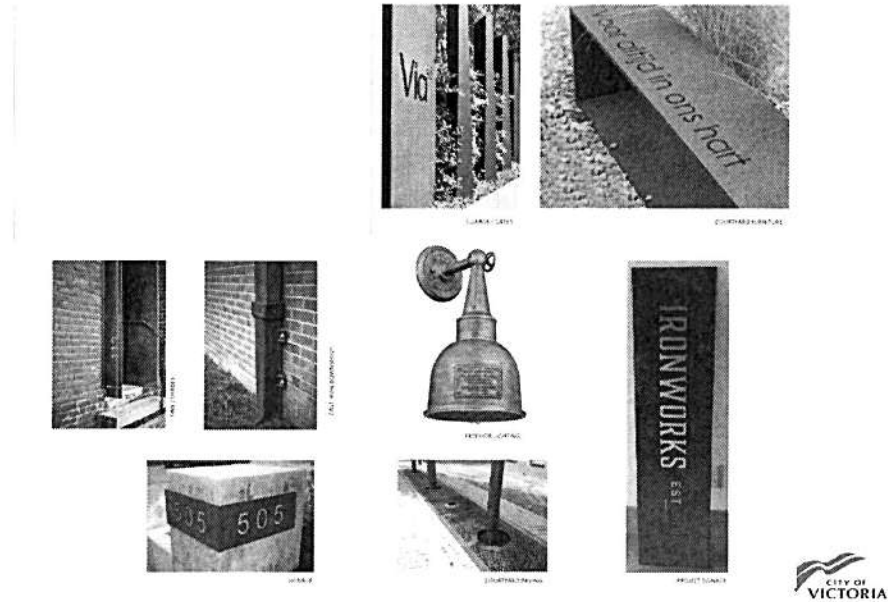
Old Town Context



Materials



Materials



Renderings



CHATHAM STREET



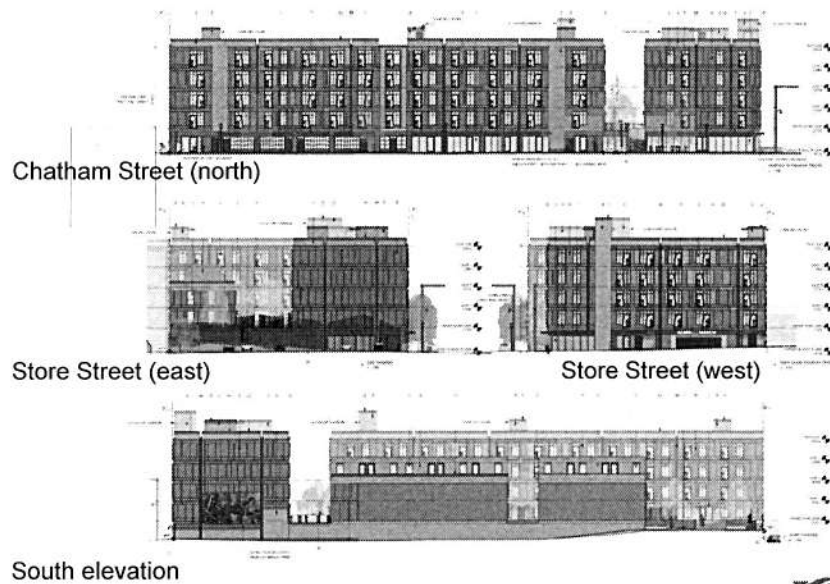
Renderings



Previous Plans



Elevations



Streetscape Context Elevations



PREVIOUS PLANS



Perspective View | Chatham Street



Perspective View | Store and Chatham Street



